



3

## Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** AUGUST 6, 2014

**SUBJECT:** Z14-16: REQUEST TO REZONE APPROXIMATELY 6.81 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF 130TH STREET AND WARNER ROAD FROM 6.81 ACRES OF SINGLE FAMILY RESIDENTIAL - 6 (SF-6) ZONING DISTRICT TO 6.81 ACRES OF SINGLE FAMILY RESIDENTIAL DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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To allow the development of a 27 lot residential subdivision development compatible with the current surrounding uses.

### RECOMMENDED MOTION

**NO MOTION REQUESTED**

## **APPLICANT/OWNER**

Company: Earl, Curley & Lagarde  
Name: Stephen Earl  
Address: 3101 N. Central Ave. Suite 1000  
Phoenix, AZ 85012  
Phone: 602-265-0094  
Email: [searl@ecclaw.com](mailto:searl@ecclaw.com)

Company: Ryland Homes  
Name: Reed Porter  
Address: 890 Elliot Rd. Suite 101  
Gilbert, AZ 85253  
Phone: 480-556-1216  
Email: [rporter@ryland.com](mailto:rporter@ryland.com)

## **BACKGROUND/DISCUSSION**

### **History**

Date	Action
<i>June 5, 1990</i>	Town Council adopted Ordinance No. 667 in rezoning case Z89-5 creating the Warner and Cooper Planned Area Development (PAD).
<i>June 23, 1992</i>	The Town Council adopted Ordinance No. 746 in rezoning case Z92-7, which amended setbacks and time limitation for construction of the commercial portion of the PAD.
<i>December 7 1999</i>	The Town Council adopted Ordinance No. 1236 in rezoning case Z99-26 that changed the zoning designation of 2 acres of the Warner and Cooper Planned Area Development further east on the Warner Road frontage.
<i>September 5, 2013</i>	The Town Council adopted Ordinance No. 2442 rezoning approximately 6.8 acres from Single Family-7 and Single Family-15 all with a PAD to Single Family-6 (SF-6) conventional zoning.
<i>October 2, 2013</i>	The Planning Commission approved the Preliminary Plat for White Fence Estates a 27 lot residential subdivision. Additionally the Final Plat for White Fence Estates was recorded on May 12, 2014.

### **Overview**

The proposed rezoning consists of approximately 6.8 acres located south and west of the southwest corner of 130<sup>th</sup> Street and Warner Road. The 6.8 acre site was rezoned in 2013 and a 27 lot final plat for White Fence Estates was recorded in May of 2014. The applicant is not requesting to change the subdivision layout or design of the recorded White Fence Estates subdivision plat, including the lot dimensions, access and circulation of the subdivision. There are two (2) access points into the White Fence Estates subdivision, both from 130<sup>th</sup> Street with the main ingress/ egress point the southernmost access point. The approved preliminary plat and final plat for the White Fence Estates subdivision provide for a private/ gated subdivision with private streets

The rezoning proposed under Z14-16 will the request rezone from 6.81 acres of Single Family Residential 6 (SF-6) zoning district to 6.81 acres of Single Family Residential Detached (SF-D) zoning district with a planned area development overlay zoning district to modify minimum lot area, minimum side and rear yards setbacks, maximum lot coverage and maximum building height allowed and to allow 2-story plans (Plan 211 and Plan 216 by Ryland Homes) to be constructed on the northern most lots (Lots 1-6) of the existing final plat for the White Fence Estates subdivision, where a two-story plan would typically not be permitted as lots 1-6 back to a commercial shopping center and Fire Station, currently under construction. Both 2-story home plans in question (Plan 211 and Plan 216) are not typical 2-story home plans with only a small portion being each plan being accessible or “livable” and located on the front portion of the second story of the home.

The applicant is not proposing to alter the subdivision layout and design that was approved by the Planning Commission for White Fence Estates. The effect of the White Fence Estates PAD rezoning proposed under Z14-16 will continue to allow for residential development of the 27 residential lots on 6.8 acre subject site. The proposed deviations from the conventional Single Family-Detached (SF-D) zoning district requested (see Site Development Standards Table below) would likely be acceptable to staff.

**Site Development Standards:**

	<b>Existing SF-6 for White Fence Estates (Z13-13/ Ord. 2442)</b>	<b>LDC Conventional SF-D</b>	<b>Proposed Development for White Fence Estates (Z14-16) SF-D PAD</b>
Zoning District:	SF-6	SF-D	SF-D PAD
Number of Lots/ Density	Residential > 3.5-5 DU/Acre	Residential > 3.5-5 DU/Acre	27 lots (3.97 DU/ Acre)
Minimum Lot Area (sq. ft.)	6,000 sq. ft.	3,000 sq. ft.	<b>6,000 sq. ft.</b>
Minimum Lot Dimensions (ft.)	55' x 100'	N/A	55' x 110'
Maximum Height (ft.)/Stories	30' / 2-stories	36' / 3-stories	<b>30' / 2-stories</b>
Setbacks: Front Yard	20'	10'	10' (livable) & 20' (front facing garage)
Side Yard	5' / 10'	0' / 5'	<b>5' / 5'</b>
Rear Yard	20'	10'	<b>15'</b>
Lot Coverage	45% single story 40% two/ three-story	60% single story 50% two/ three-story	<b>55% single story</b> 50% two/ three-story <b>54% Plan 211 (2-story)</b>

<p><u>LDC – 2.104.B: Height</u>  Dwelling units on lots where any portion of the lot backs or sides onto parcels designated on the General Plan land use map as Residential &gt; 14-25, or non-residential other than Neighborhood Office, shall be limited in height to one story.</p>	<p><b>The applicant is requesting that two-story home plans (Plan 211 and Plan 216) by Ryland Homes be permitted on Lots 1-6 of the White Fence Estates subdivision.</b></p>
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#### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Shopping Center (SC)	Shopping Center (SC) and Single Family-15 (SF-15)	Existing Cooper Marketplace Shopping Center and Town of Gilbert Fire Station #7.
South	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)	Cobble Creek II Subdivision
East	Residential > 0-1 DU/Acre	Single Family-43 (SF-43)	130 <sup>th</sup> Street then White Fence Farms
West	Shopping Center (SC) and Residential > 3.5-5 DU/Acre	Shopping Center (SC) and a portion of Single Family-7 (SF-7)	Existing Cooper Marketplace Shopping Center and a portion of Cobble Creek II Subdivision
Site	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)	Undeveloped

#### **CONFORMANCE WITH GENERAL PLAN**

The proposed subdivision conforms to the current General Plan land use classification Residential > 3.5-5 DU/Acre, with 27 lots on 6.8 acres for a gross density of 3.97 DU/ Acre. By locating a wide green buffer along the frontage of the site and because the intervening street (130th Street) runs in front of the proposed development, the future subdivision will offer a transition to the lower land use designations on the east side of 130th Street, White Fence Farms Unit II as well as a buffer from the existing Shopping Center (SC) uses and future Town of Gilbert Fire Station to the north and west of the subject site.

#### **DEVELOPMENT COMMENTS FOR Z14-16 – WHITE FENCE ESTATES**

- Both 2-story home plans in question (Plan 211 and Plan 216) are not typical 2-story home plans because only a small portion of each plan is “livable” and is located on the second story of the home; both near the front portion of the home and away from the rear portion of the lot; and adjacent to the non-residential uses; and staff feels ultimately still meets the intent of the LDC require to not allow 2-story homes which back to non-residential uses.



- Lot Coverage – Staff has some concern with the increase in lot coverage related to rezoning the site to SF-D. However, the applicant notes that this was the original intent for the homes offered in White Fence Estates. Furthermore, the applicant would be requesting 55% where 60% is permitted in SF-D and the proposed setbacks (side and rear) are in excess of the minimum SF-D development standards.
- Plan 211 would need 54% lot coverage, as Plan 211 technically is considered a 2-story home and would be required to have maximum 50% lot coverage. However, the applicant notes that because this specific plan has only a small portion of the plan being on the second story that the 1-story lot coverage maximum of 55%, should apply for Plan 211.
- Staff is somewhat concerned with the specific degree associated with the PAD request, notably for Plans 211 and Plan 216. As such staff has considered if it might be best to allow all 2-story homes to be permitted on Lots 1-6 or allow for increased lot coverage for all 2-story homes.

Staff requests input from the Planning Commission on the Development Plan for the White Fence Estates PAD and the request to rezone the overall site, thereby modifying the site development regulations of the subject site as noted in the Site Development Standards Table above.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

### **STAFF REQUEST**

Staff requests Planning Commission input.

Respectfully submitted,



Nathan Williams  
Planner II

### **Attachments:**

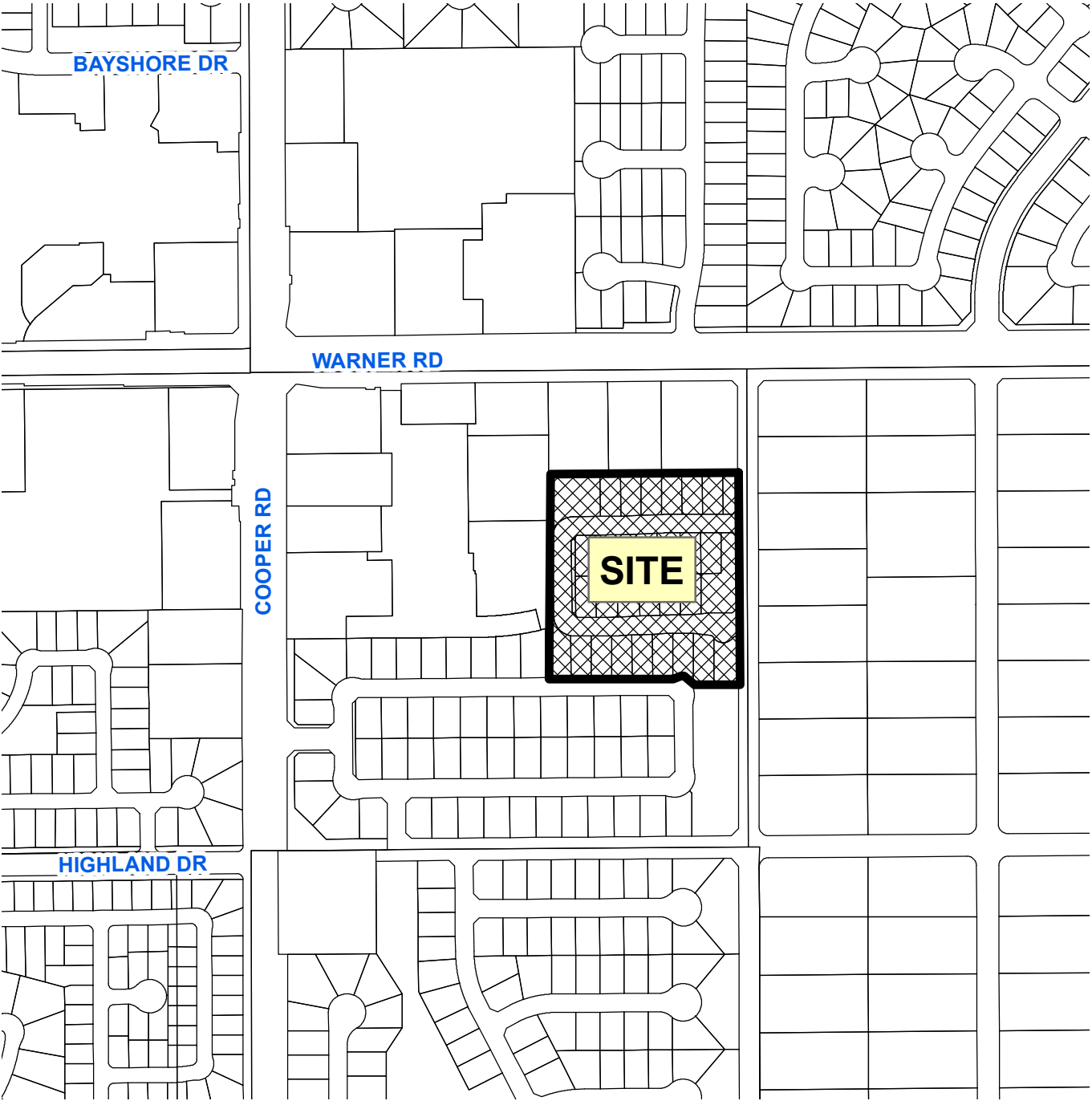
1. Vicinity Map
2. Aerial
3. Zoning Exhibit (2 pages)

4. Development Plan Exhibit (2 pages)
5. Elevations and Floorplans for Plan 211 (2 pages)
6. Elevations and Floorplans for Plan 216 (2 pages)
7. Project Narrative (30 pages)

Z14-16

Vicinity Map

SITE LOCATION:



TOWN OF GILBERT  
MESA

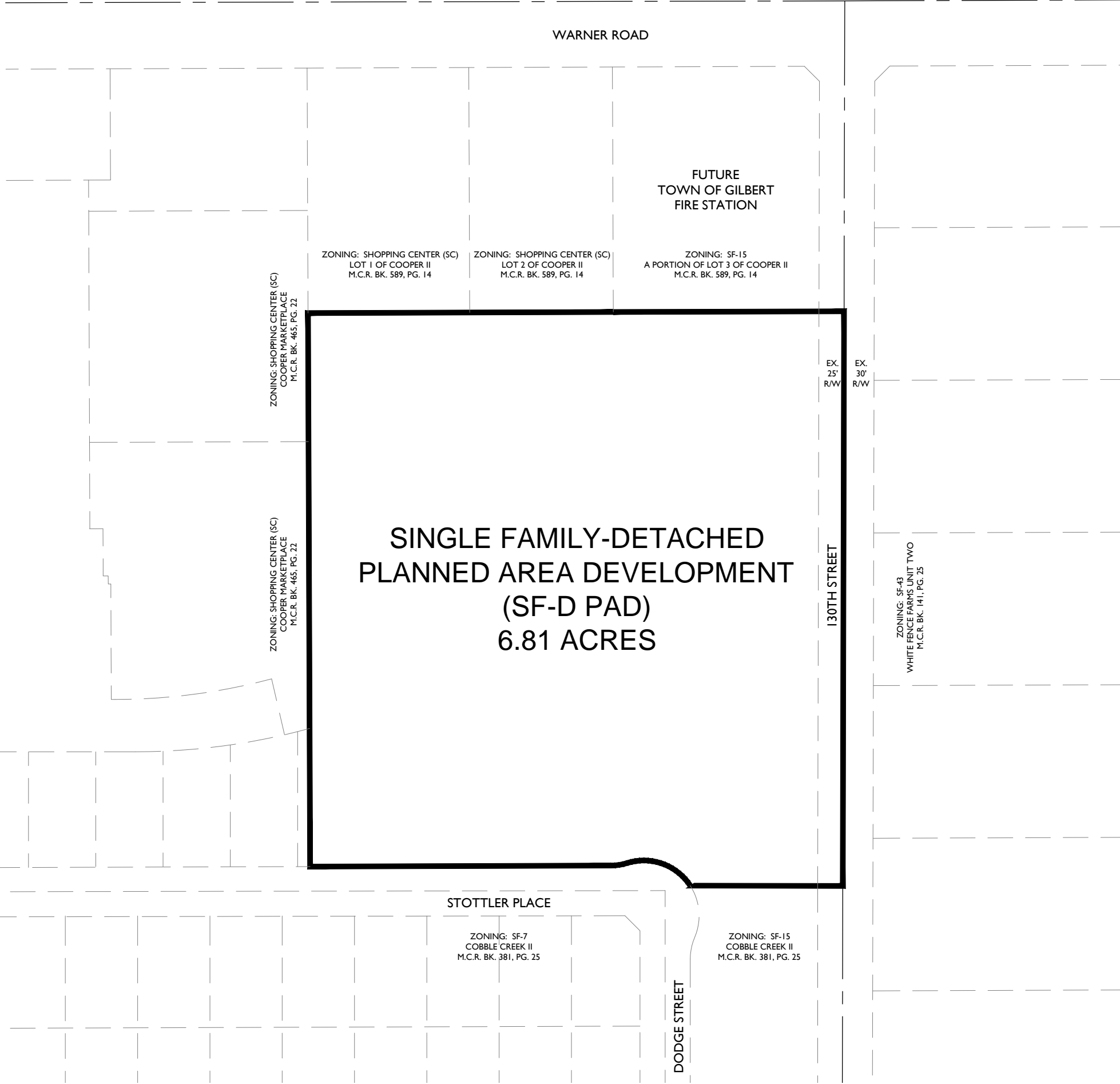
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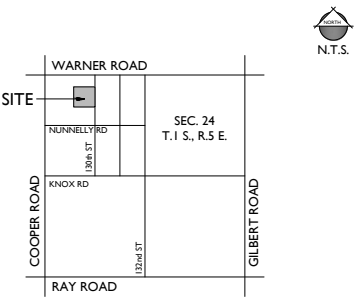




# ZONING EXHIBIT FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER:  
RYLAND HOMES OF ARIZONA, INC.  
890 W. ELLIOT ROAD  
SUITE 102  
GILBERT, AZ 85233  
TEL: (480)-556-1216  
CONTACT: REED PORTER

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: BRYAN KITCHEN, PE /  
JOSH HANNON

LAND USE ATTORNEY:  
EARL, CURLEY & LAGARDE, P.C.  
3101 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85012  
TEL: (602)-265-0094  
FAX: (602)-265-2195  
CONTACT: STEPHEN EARL /  
TAYLOR EARL

PROJECT DATA

A.P.N. 302-82-974B  
EXISTING GENERAL PLAN: RESIDENTIAL >3.5-5 DU/ac  
PROPOSED ZONING: SINGLE FAMILY-DETACHED PAD (SF-D PAD)

GROSS AREA: +/- 6.81 ACRES (including existing 130th St. R/W)  
NET AREA: +/- 6.48 ACRES

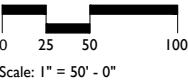
LOT SIZE: 55x110  
NO. OF LOTS: 27 LOTS

GROSS DENSITY: 3.9% DU/Ac.

DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-D	PROPOSED SF-D PAD
MIN. LOT AREA	3,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS		
WIDTH	N/A	55'
DEPTH	N/A	110'
MAX HEIGHT	36'3-STORIES	30'2-STORIES
MIN. BUILDING SETBACKS		
FRONT	10'	NO CHANGE
SIDE	0' & 5'	5' & 5'
REAR	10'	15'
MAX LOT COVERAGE %		
SINGLE STORY	60%	55%
TWO STORY	50%	50%

Z14-16  
Attachment 3: Zoning Exhibit (2 pages)  
August 6, 2014



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

WHITE FENCE ESTATES

Gilbert, AZ

ZONING EXHIBIT

Project:

Revisions:

JUNE 2014 - ZONING SUBMITTAL

Call at least two full working days before you begin construction

One-Stop Call Center for Public Utilities in Maricopa County (800)253-1100

Designer: APH

Drawn by: DCH

Preliminary

Not For Construction Or Recording

Job No.

13-027

ZE

Sheet No.

1 of 1

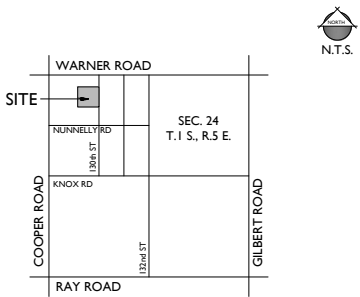




# ZONING EXHIBIT FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

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890 W. ELLIOT ROAD  
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CONTACT: REED PORTER

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PHOENIX, AZ 85012  
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FAX: (602)-265-2195  
CONTACT: STEPHEN EARL /  
TAYLOR EARL

PROJECT DATA

A.P.N. 302-82-9748  
EXISTING GENERAL PLAN: RESIDENTIAL >3.5-5 DU/ac  
PROPOSED ZONING: SINGLE FAMILY-DETACHED PAD (SF-D PAD)

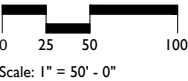
GROSS AREA: +/- 6.81 ACRES (including existing 130th St. R/W)  
NET AREA: +/- 6.48 ACRES

LOT SIZE: 55x110  
NO. OF LOTS: 27 LOTS

GROSS DENSITY: 3.9% DU/Ac.

DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-D	PROPOSED SF-D PAD
MIN. LOT AREA	3,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS WIDTH DEPTH	N/A N/A	55' 110'
MAX HEIGHT	36/3-STORIES	30/2-STORIES
MIN. BUILDING SETBACKS FRONT SIDE REAR	10' 0' & 5' 10'	NO CHANGE 5' & 5' 15'
MAX LOT COVERAGE % SINGLE STORY TWO STORY	60% 50%	55% 50%



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Project:

WHITE FENCE ESTATES  
Gilbert, AZ

Revisions:

JUNE 2014 - ZONING SUBMITTAL

Designer: APH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
13-027

ZE

Sheet No.  
1  
of 1

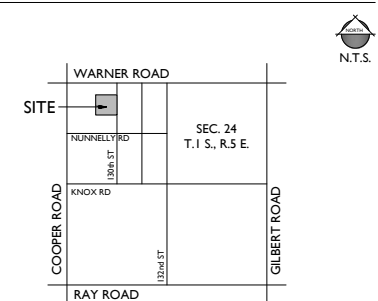


**13-027**

# DEVELOPMENT PLAN FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

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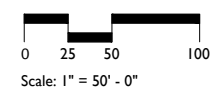
## PROJECT DATA

A.P.N.	302-82-974B
EXISTING GENERAL PLAN:	RESIDENTIAL >3.5-S DU/ac
PROPOSED ZONING:	SINGLE FAMILY-DETACHED PAD (SF-D PAD)
GROSS AREA:	+/- 6.81 ACRES (including existing 130th St. R/W)
NET AREA:	+/- 6.48 ACRES
LOT SIZE:	55x110
NO. OF LOTS:	27 LOTS
GROSS DENSITY:	3.96 DU/Ac.
OPEN SPACE:	1.13 Acres

## DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-D	PROPOSED SF-D PAD
MIN. LOT AREA	3,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS		
WIDTH	N/A	55'
DEPTH	N/A	110'
MAX HEIGHT	36/3-STORIES	30/2-STORIES
MIN. BUILDING SETBACKS		
FRONT	10'	NO CHANGE
SIDE	0' & 5'	5' & 5'
REAR	10'	15'
MAX LOT COVERAGE %		
SINGLE STORY	60%	55%
TWO STORY	50%	50%

**Z14-16**  
**Attachment 4: Development Plan Exhibit (2 pages)**  
**August 6, 2014**



Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



**Gilbert, AZ**

## DEVELOPMENT PLAN

revisions:



er: **APH**  
by: **DCH**

**Preliminary  
Not For  
Construction  
Or  
Recording**

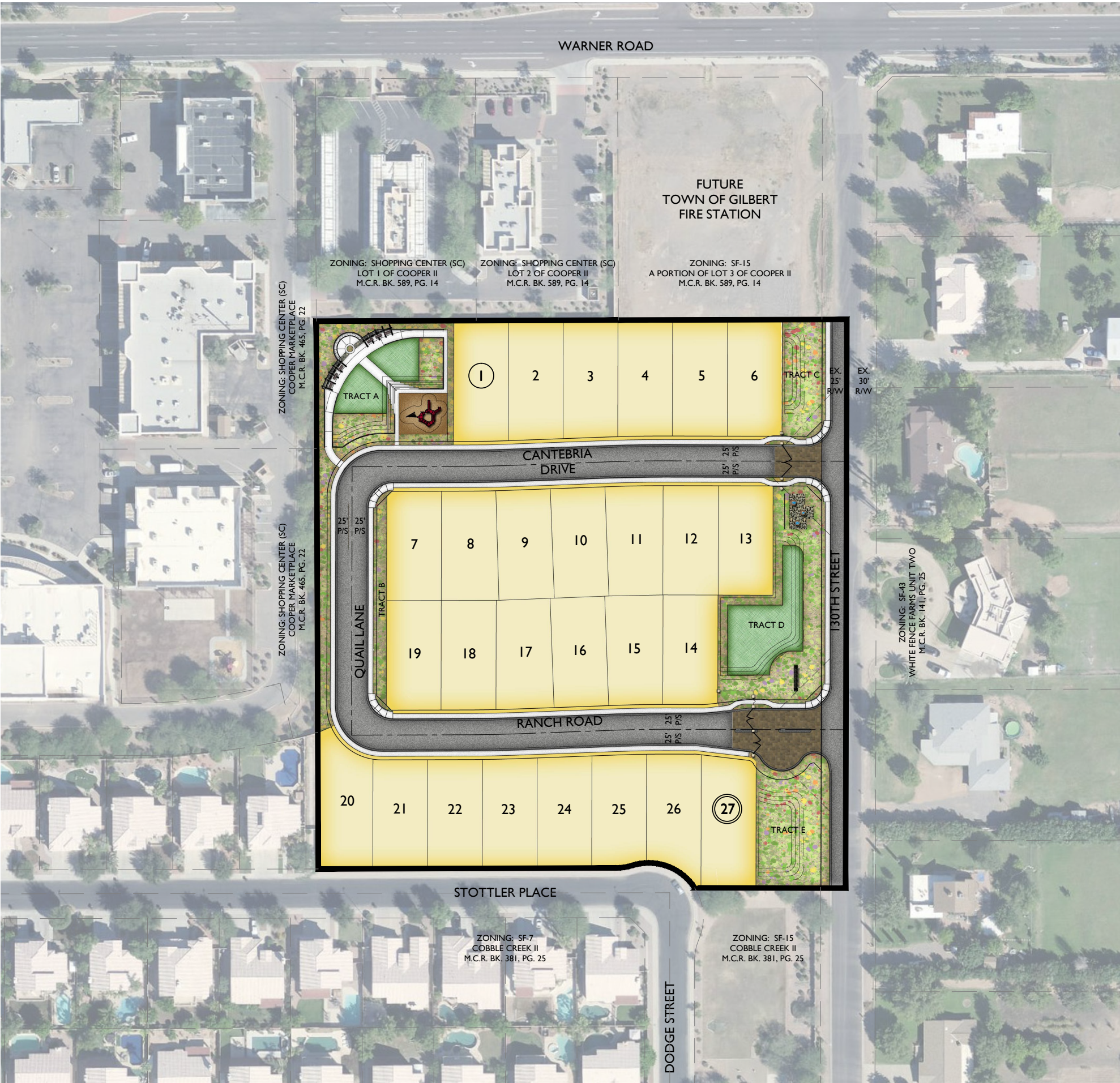
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**3-027**

DP

Sheet No. **1**  
of **1**

TOWN OF GILBERT CASE NUMBER:

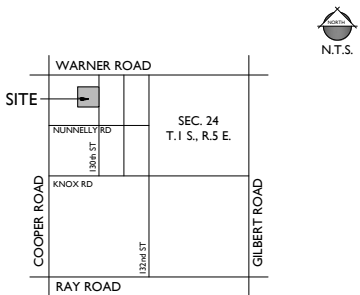




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CONTACT: STEPHEN EARL /  
TAYLOR EARL

PROJECT DATA

A.P.N.  
EXISTING GENERAL PLAN:  
PROPOSED ZONING:

302-82-9748  
RESIDENTIAL >3.5-5 DU/ac  
SINGLE FAMILY-DETACHED PAD (SF-D PAD)

GROSS AREA:  
NET AREA:

+/- 6.81 ACRES (including existing 130th St. R/W)  
+/- 6.48 ACRES

LOT SIZE:  
NO. OF LOTS:

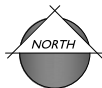
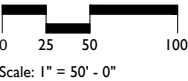
55x110  
27 LOTS

GROSS DENSITY:  
OPEN SPACE:

3.9% DU/Ac.  
1.13 Acres

DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-D	PROPOSED SF-D PAD
MIN. LOT AREA	3,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS WIDTH DEPTH	N/A N/A	55' 110'
MAX HEIGHT	36/3-STORIES	30/2-STORIES
MIN. BUILDING SETBACKS FRONT SIDE REAR	10' 0' & 5' 10'	NO CHANGE 5' & 5' 15'
MAX LOT COVERAGE % SINGLE STORY TWO STORY	60% 50%	55% 50%





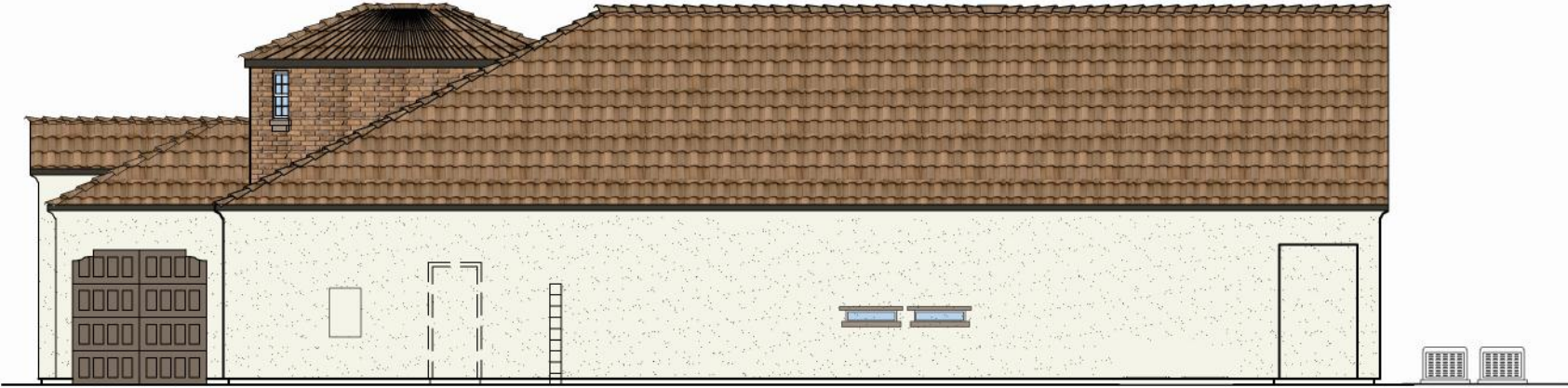
# 211 Plan

ELEVATIONS  
SPANISH 'A'

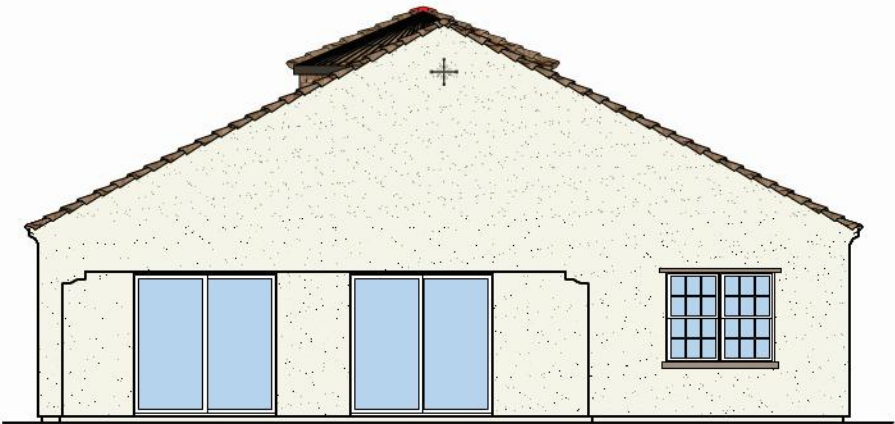
**RYLAND HOMES**<sup>®</sup>  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



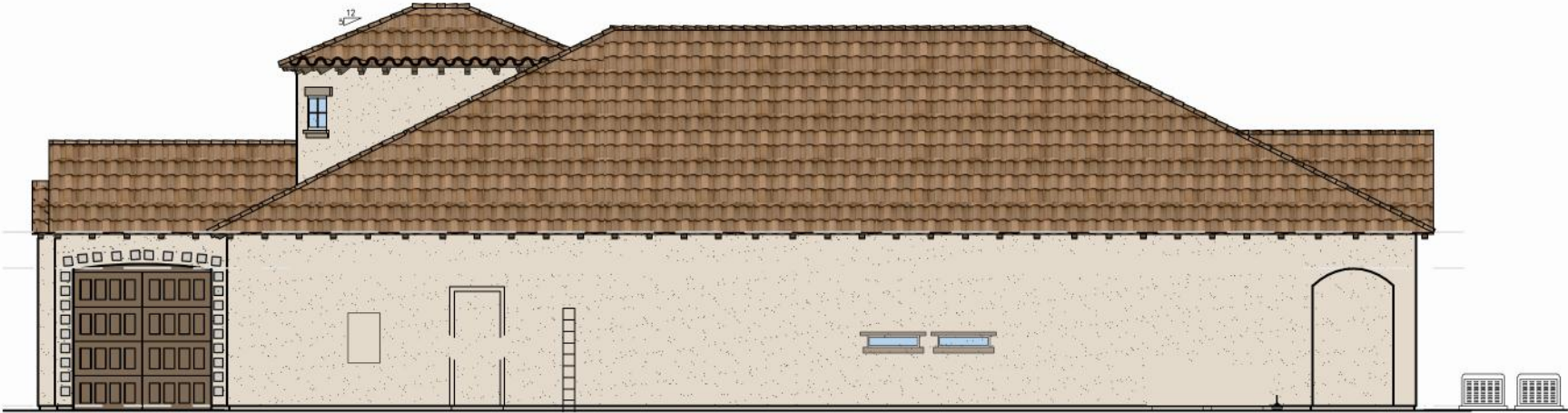
# 211 Plan

ELEVATIONS  
Hacienda 'B'

**RYLAND HOMES®**  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



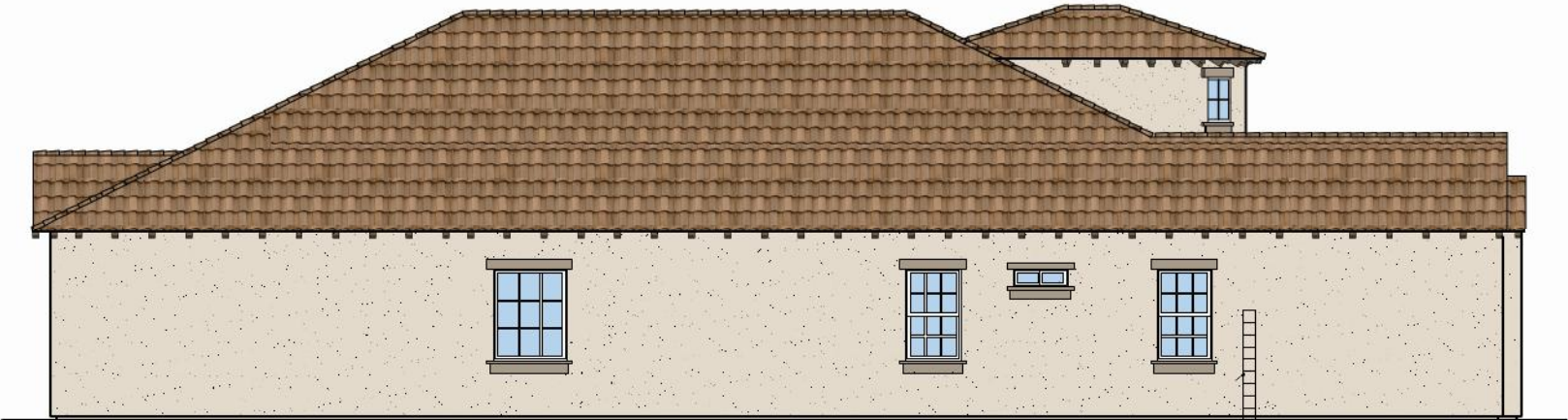
Front Elevation



Right Elevation



Rear Elevation



Left Elevation



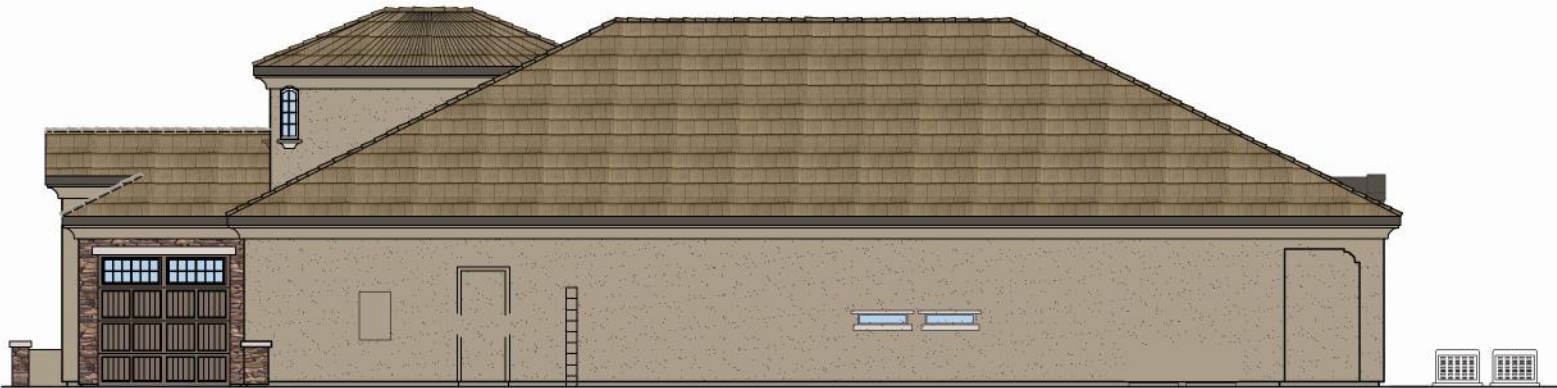
# 211 Plan

ELEVATIONS  
FRENCH COUNTRY 'F'

**RYLAND HOMES®**  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

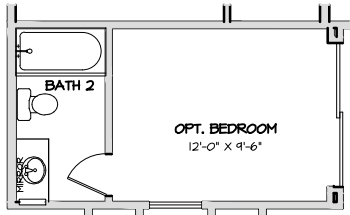
# 211 Plan

## FLOOR PLAN

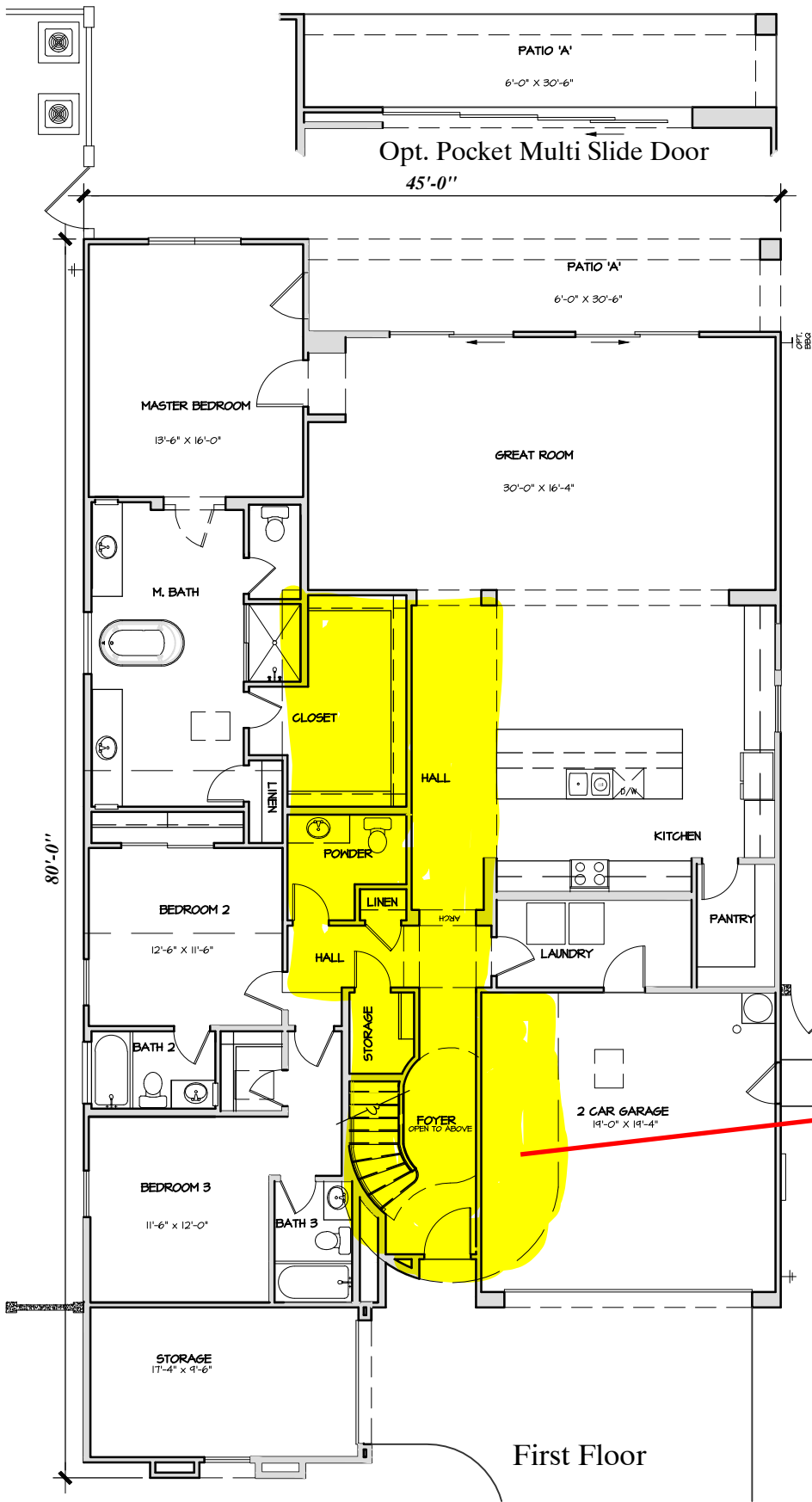
Two Story - 3,186 Sq. Ft  
3 Bedroom - 3-1/2 Bath  
3 Car Garage - Loft

**RYLAND HOMES®**

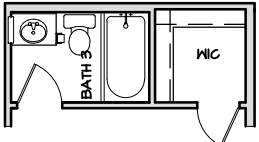
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



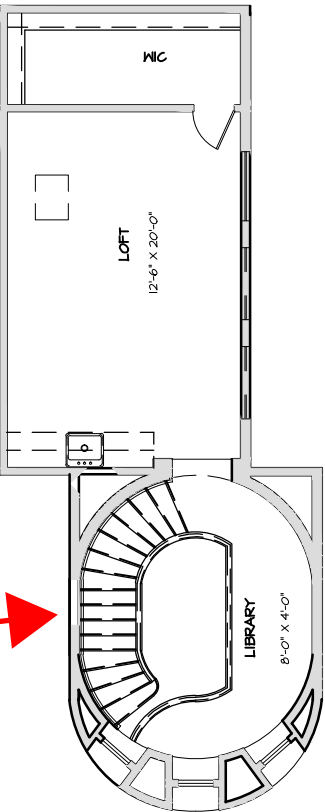
Opt. Guest Suite  
at Storage



First Floor



Opt. Bath



Second Floor

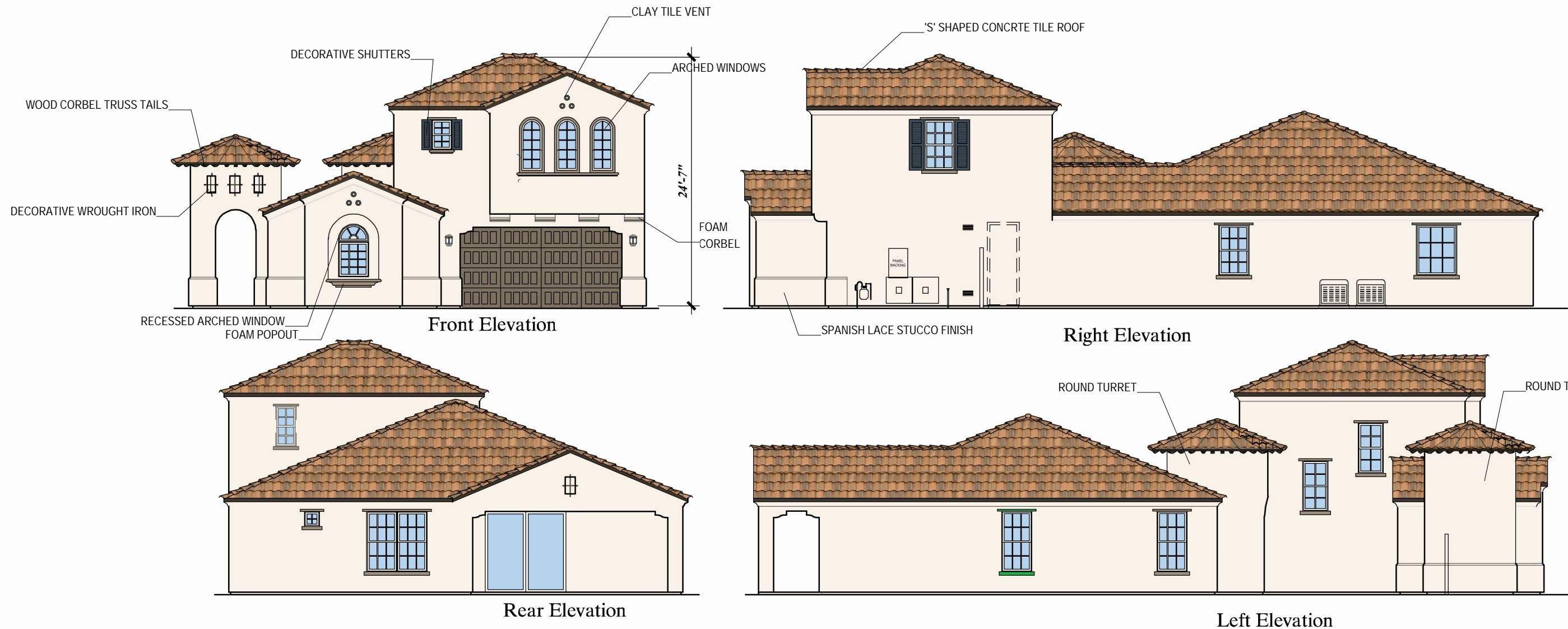
# 216

## ELEVATIONS

### SPANISH 'A'

# RYLAND HOMES®

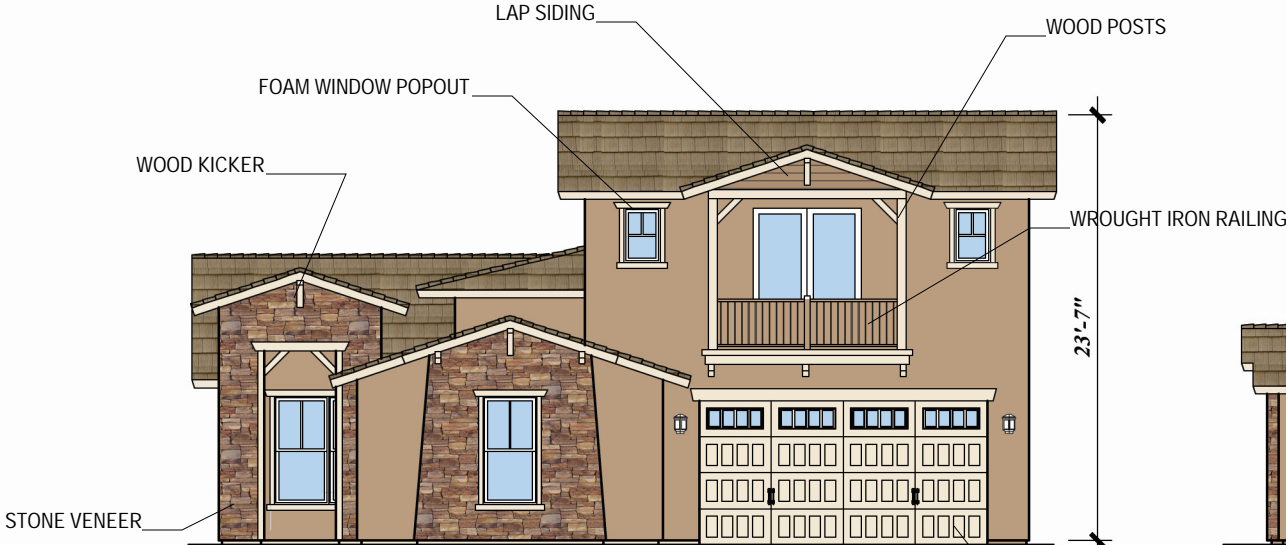
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



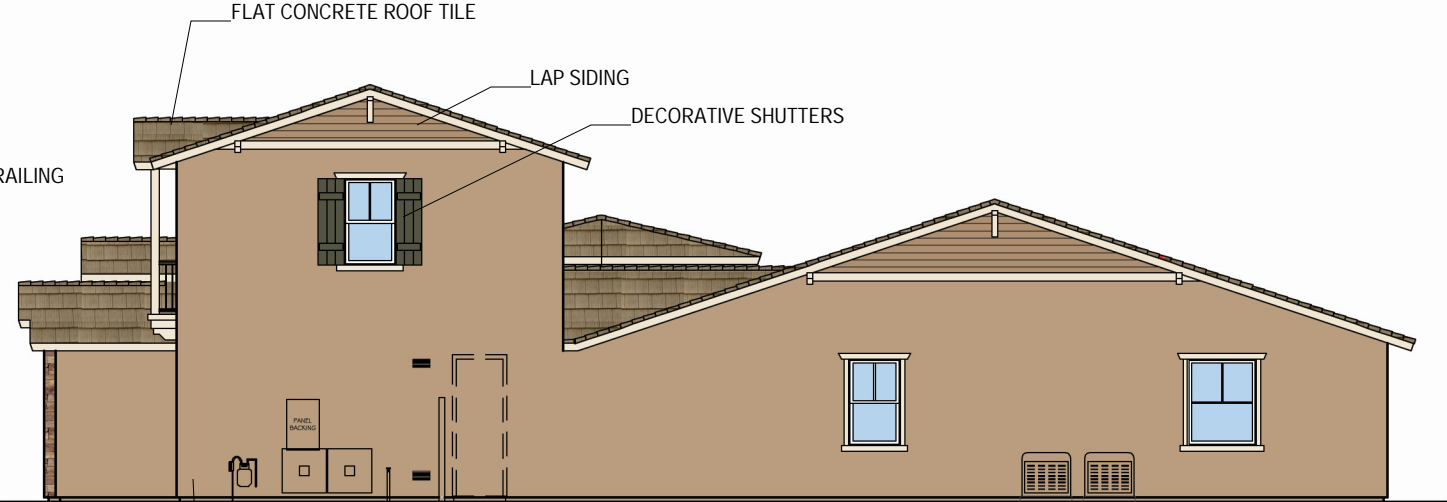


216  
ELEVATIONS  
CRAFTSMAN 'C'

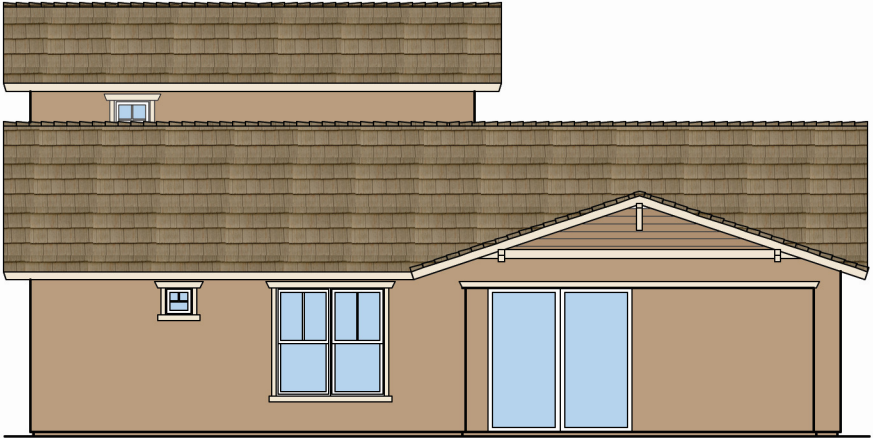
**RYLAND HOMES®**  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



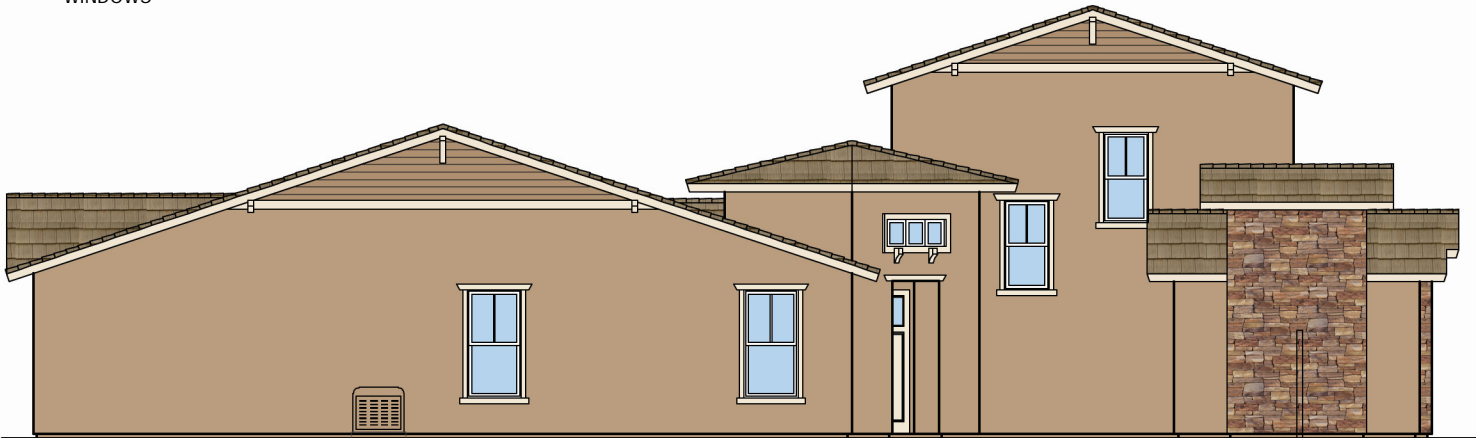
Front Elevation



Right Elevation



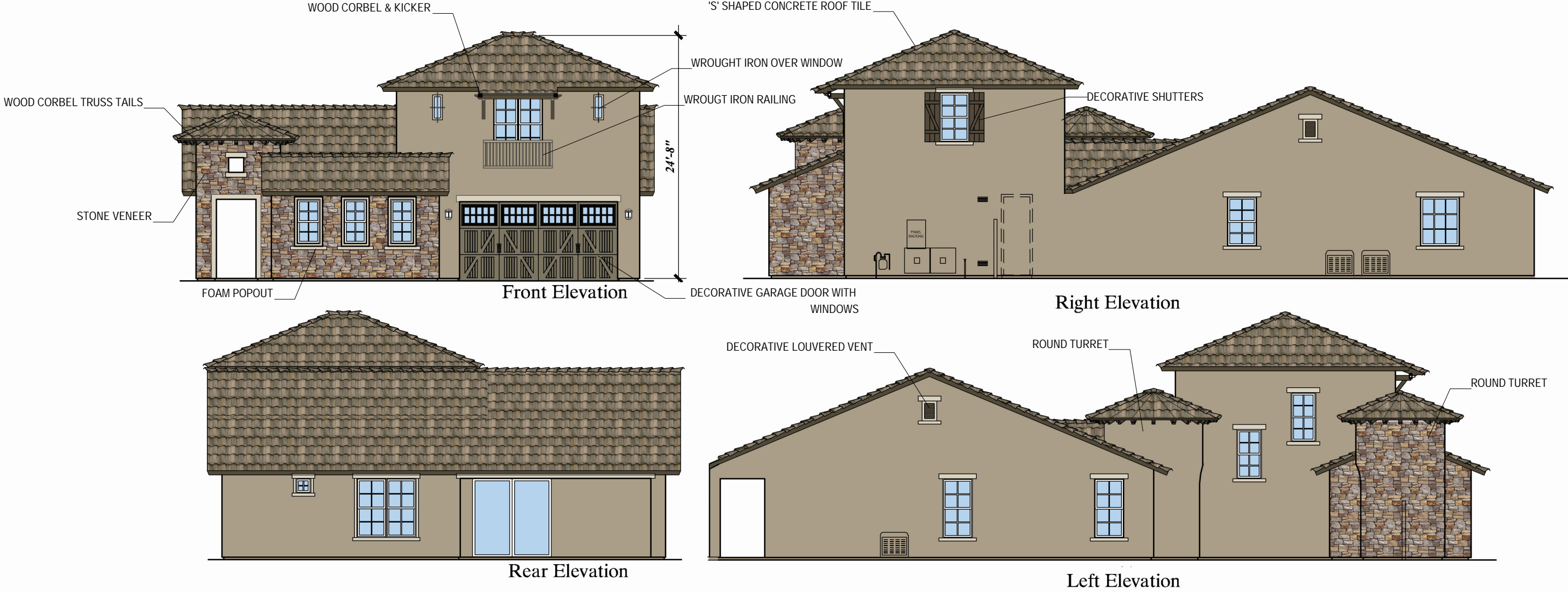
Rear Elevation



Left Elevation

216  
ELEVATIONS  
TUSCAN 'E'

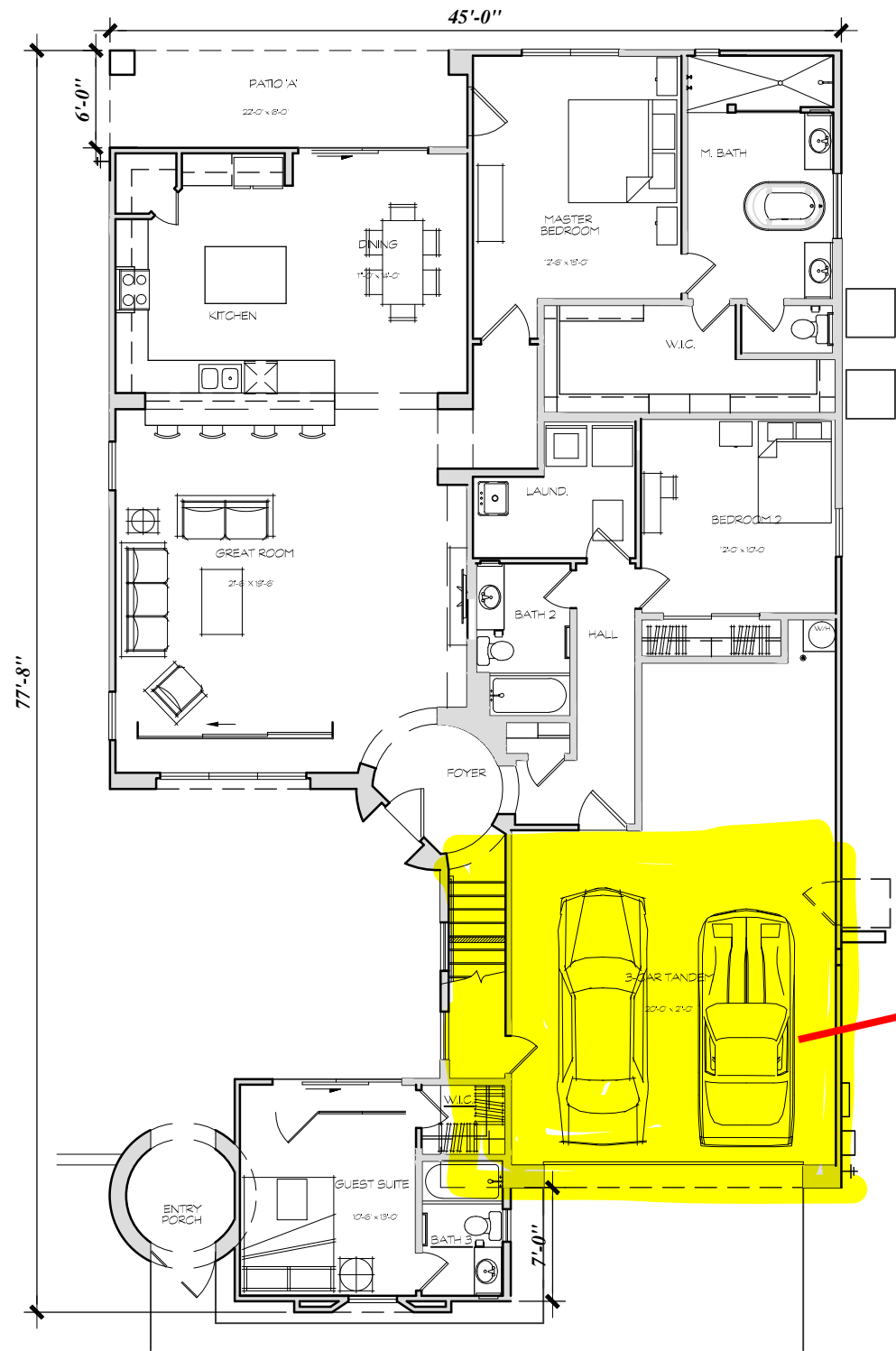
**RYLAND HOMES**<sup>®</sup>  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



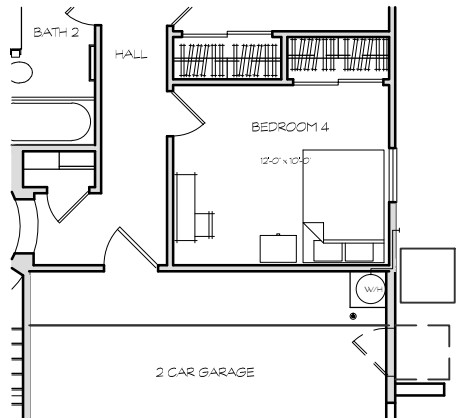
216  
ELEVATION 'A'

Two Story - 2,711 Sq. Ft  
3 Bedroom - 2 Bath  
Living Suite - 3 Car Tandem Garage

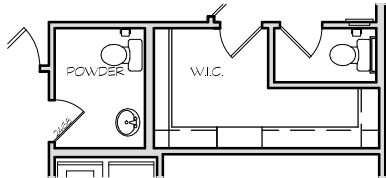
RYLAND HOMES®



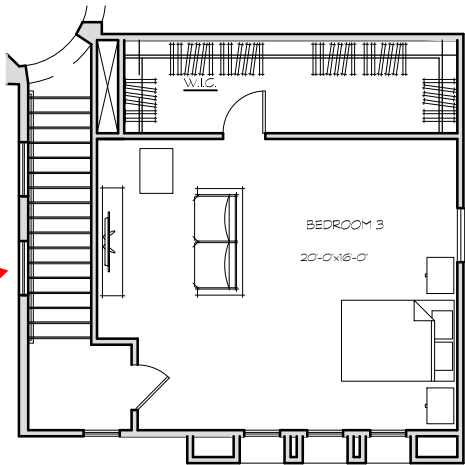
First Floor



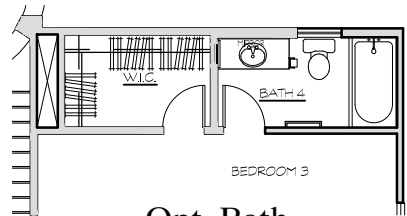
Opt. Bedroom 4  
at Tandem Garage



Opt. Powder  
at Master Closet



Second Floor



Opt. Bath  
at Bedroom 3



# Rezoning Narrative

July 7, 2014

## White Fence Estates

South of Southwest Corner of Warner Rd. and 130<sup>th</sup> St.

Ryland Homes of Arizona

Applicant/Representative: Earl, Curley & Lagarde, P.C.  
ATTN: Stephen C. Earl  
3101 N. Central Ave., Suite 1000  
Phoenix, AZ 85012  
Phone: 602-265-0094  
Fax: 602-265-2195  
Email: searl@ecllaw.com

## INTRODUCTION

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The subject property is an approximately 6.81-acre parcel located just south of the southwest corner of Warner Rd. and 130<sup>th</sup> St. The applicant is Ryland Homes of Arizona (“Ryland”). In September 2013, the Gilbert Town Council unanimously approved Ryland’s request to remove the site from the Warner and Cooper Planned Area Development (PAD) and change the zoning classification from approximately 3.8 acres of Single Family (“SF”)-7 and 3 acres of SF-15 to SF-6.

Ryland’s proposal was then and still is to put this small infill site to productive use with an upscale, gated community with private streets, lush landscaping, and high-quality homes (ranging in price from \$300,000 to \$600,000) and to name it White Fence Estates.

To accommodate Ryland’s proposed housing products, Ryland originally requested the parcel be rezoned to SF-D. However, late in the review process, the Town’s planning staff suggested that Ryland amend the rezoning request to SF-6 to be more consistent with similar zoning classifications surrounding the intersection of Warner and Cooper. Ryland agreed to this change without realizing that the lot development regulations of SF-6 would not allow Ryland to construct the very homes and community it had been presenting to staff and neighbors. Unfortunately, it was not until after the rezoning process was completed and the platting process was underway that Ryland realized the inherent conflict with the proposed lots and housing products with the lot coverage and interior setback requirements of SF-6.

This application therefore is to rezone the 6.8 acres from SF-6 to SF-D PAD, to allow Ryland to build the community it planned and presented previously to Town officials and the community. Rather than seek straight SF-D zoning, Ryland is seeking SF-D PAD to create a customized set of development standards to fit only those adjustments needed for the homes and community design elements previously shown to the Town and neighbors by Ryland during the previous SF-6 case. As will be demonstrated below, these standards fall between the standards of SF-6 and SF-D.

We feel it is important to emphasize that Ryland proposes to build the same homes, maintain the same project density, follow the same project site plan, retain the same perimeter landscaped setbacks and open space amenities, and abide by the same

stipulations from the SF-6 case, including those stipulations that resulted from work with the adjacent neighbors.<sup>1</sup>

Ryland still believes this proposal is the best use for this small in-fill parcel and wishes to pursue its development as originally shown to both the Town and adjacent neighbors. It is for this reason alone that Ryland is filing this rezoning application.

## **REZONING REQUEST (SF-6 to SF-D)**

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### **The Parcel**

As earlier noted, the subject property is approximately 6.81 acres and is located south of the southwest corner of 130<sup>th</sup> St. and Warner Rd (Parcel No. 302-82-974B). This is obviously a small infill parcel entirely encircled by existing development. Shopping center users exist along the west and north sides of the site. A future Gilbert fire station site is also being built to the north, which is scheduled to open in 2015.<sup>2</sup> To the east is low density residential and to the south is medium-density residential. Ryland's proposal is likewise characterized as medium-density residential.



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<sup>1</sup> Note that during the pre-application meeting for this case, Staff requested that Ryland add an additional single story plan to its offering. To accommodate this request, the 217 plan was added. The 217 is a single-story version of the 216 plan, and thus is of the same style and quality as the homes previously shown to the Town and to the neighbors.

<sup>2</sup> Gilbert moves forward on building fire station near Cooper and Warner; The Arizona Republic; September 20, 2013; <http://www.azcentral.com/community/gilbert/articles/20130919gilbert-moves-forward-building-fire-station-near-cooper-warner.html>

Adjacent properties and land uses are summarized in the Surrounding Development Table below:

Surrounding Development Table			
	Existing Use	Zoning District	General Plan Designation
North	Cooper Marketplace Sonic Drive-in Restaurant, East Valley Urgent Care Future Town Fire Station	Shopping Center (SC)	Shopping Center (SC)
East	Single-Family Residences (White Fence Farms)	Single-Family-43 (SF-43)	Residential >0-1 DU/Acre
South	Single-Family Residences (Cobble Creek II Subdivision)	Single-Family -7 (SF-7)	Residential >3.5-5 DU/Acre
West	Cooper Marketplace (various tenants – Discount Tire, Checker Auto Parts, All About You Med Spa, Mountainside Fitness)	Shopping Center (SC)	Shopping Center (SC)

With its small size, context, and surrounding development , this parcel has very limited potential uses, making any development very challenging. Whenever remenant, interior parcels like this are passed over as the balance of the area develops, the option most commonly persued is higher density townhouses or apartment housing. This remenant property was originally larger with access onto Warner Road, until the Town decided a fire station was necessary on the Warner Road frontage. Now the parcel is buried with no visability window to either Warner or Cooper Roads. These conditions have caused the land to remain vacant for over 14 years.

Ryland's White Fence Estates is an exceptional solution to these size and infill challenges. If SF-D PAD zoning is granted, White Fence Estates will become the gated enclave of high-end homes and lush landscaping that was presented during the earlier zoning process and will serve as the intended transition parcel between the commercial and future fire station to the north and the residential to the east and south. Again, it is important to emphasize that this request for SF-D PAD is not intended to increase density, number of lots, building heights or alter any other aspect of the original request from last year. Its only purpose is to allow Ryland to build the size & quality of homes shown to the Town and neighbors with the SF-6 case.

### *The Oversight*

When Ryland commenced the rezoning process last year, it filed to rezone the parcel to SF-D. Late in the staff review process, it was suggested to Ryland that it alter the application to SF-6. At the time, Ryland did not believe this change in zoning district would have any negative impact upon the proposed development plan and the already designed housing products. Ultimately, the Town Council approved the SF-6 zoning for the site.

It was not until Ryland began the platting process that it discovered the lot coverage and internal setback regulations of SF-6 would not permit them to build either the houses or the community it had planned for and presented to staff, the Town's Planning Commission and Council, as well as area residents.

This realization has caused Ryland to contemplate its options. Either Ryland could abide by SF-6 development standards and reduce the size of the proposed homes to under 2,000 square feet, effectively converting White Fence Estates into a neighborhood of starter homes, or it could seek SF-D PAD zoning and build the high-end community it had shown to everyone. In our view, the only realistic option was to file this application for rezoning to SF-D-PAD.

### *Development under SF-6*

If Ryland were to develop under SF-6's lot coverage and internal setbacks requirements, home sizes in White Fence Estates would need to be reduced to between 1,700 and 1,900 square feet instead of 2,543 to 4,610 square feet.

Such a reduction in size would have a commensurate reduction in pricing and would convert White Fence Estates into a neighborhood of starter homes, which are already well provided in the market area. Landscaping would also need to be scaled back because the anticipated financial ability of buyers purchasing starter homes would not support the

higher HOA payment essential to maintaining White Fence Estates' lush landscaping throughout the common amenity areas, paved private streets with gates, front yards, and in the planned landscaping buffers.

Ryland does not believe such changes to the proposed homes and community would be desirable for the Town or the neighbors.

Under SF-D PAD zoning, White Fence Estates would be providing existing area residents an option to move up to larger, well-appointed homes in an upscale gated community and still remain in their neighborhood and school districts. At first blush, some may think that the sizes of the homes proposed are too large for the lots, but that is not the case. As will be explained in greater detail later in this narrative, these White Fence Estates homes have been specially designed to attract a particular segment of the market that wants an upscale home on a lot with small but well-designed, amenitized back yards with high use opportunities and low maintenance obligations. Many buyers no longer want a large expanse of grass in a rear yard with extensive weekly maintenance requirements, but they also don't want to sacrifice quality in the home or yard amenities. As you will see from the discussion and lot layouts below, these rear yards will feature covered patios, hardscape, small pools and spas, BBQ's, turf areas, flowers, and water features.

Within the existing SF-6 zoning, Ryland also considered the possibility of maintaining its larger home plans by increasing lot sizes to conform to the internal setback and lot coverage requirements, but this simply would not be economically feasible on such a small infill parcel. The number of available lots on this parcel has already been reduced down from 37 to 27, to achieve the required landscape buffers and open spaces. Further shrinking that lot count would destroy the viability of the project.

Staff recognized that the required landscaping buffers made it difficult to increase lot sizes. In the staff report on the SF-6 case, they noted:

Any residential zoning district at this location faces the challenge to provide green areas as a buffer along 130<sup>th</sup> Street and next to the existing commercial development to the north and west leaving a parcel of a size difficult to develop with larger lots.

Staff Report, 8.7.13, at 4.

Within the existing SF-6 zoning, Ryland also considered the possibility of using two-story homes as a means of increasing home size and asking price, while still abiding by the lot coverage and set back requirements. Unfortunately, that option is also not feasible because of the small size of the parcel (approximately 6.81 acres) and the requirement that Ryland



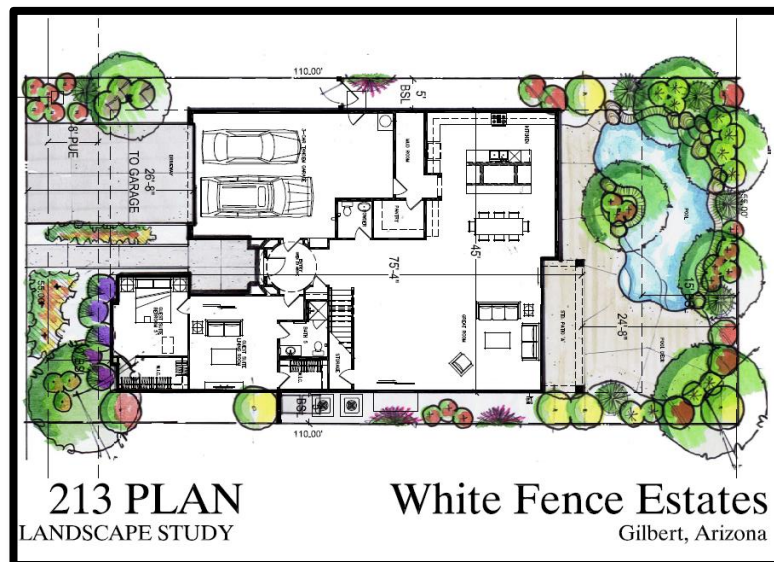
restrict the northern row of homes to single story because of the adjacent commercial uses and future fire station.

After contemplating all of these options, Ryland believes the best option for White Fence Estates (as previously shown to neighbors, staff, Commission, and Town Council) is to seek SF-D PAD zoning.

### The Product

Under SF-D PAD zoning, White Fence Estates will feature high-end homes ranging in price from \$300,000 to \$600,000 and in size from 2,543 to 4,610 square feet.

Four separate floor plans (two single-story plans and two double-story plans) will be offered, with three different elevations for each plan. Below are the floor plan and a photograph of plan 213.



Front yard landscape plans will be offered to purchasers during the contract process and installed with the house. The maintenance will be handled by the HOA through CC&R easements recorded against all properties. That is one of the marketable benefits of purchasing in this neighborhood.

The backyard will be reduced in size for easier maintenance and will feature the upgraded amenities previously mentioned (such as pools, BBQs, fire pits, patios, hardscape and/or turf). Fully amenitized backyard packages will be offered as part of the home sales process.

### **Examples of Back Yard Amenities**

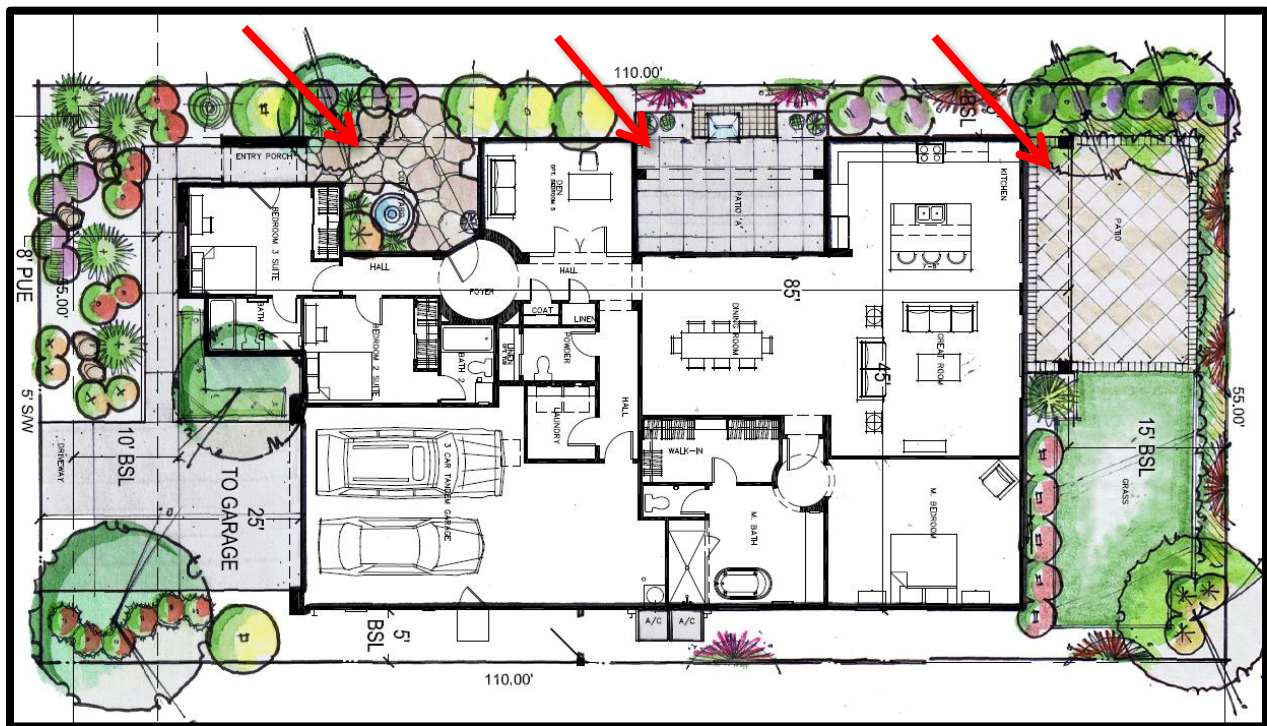
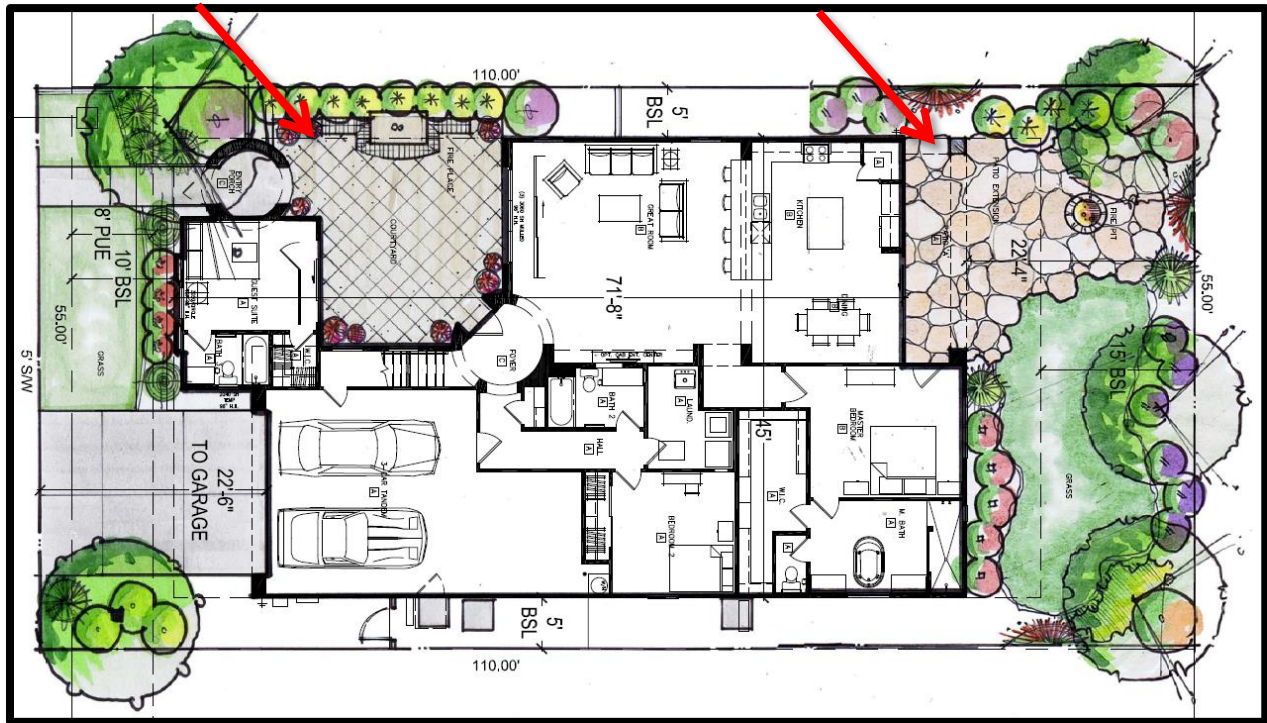




Residents of White Fence Estates will be able to enjoy indoor/outdoor living through Ryland's innovative "wall of glass," which are a series of sliding glass doors that fully open to connect the living room to the outside patio for entertaining and modern living. This retractable glass wall joins the indoor living space to the outdoor living space in a manner that maximizes space, makes a more comfortable living environment, and allows homeowners to more fully enjoy Arizona's weather throughout the year.



The proposed housing plans also include interior courtyards and front porches in addition to backyard patios, which give residents several options for outdoor living to dine, relax, and entertain. The red arrows below highlight these courtyard and covered patio spaces.



Similar housing models by Ryland are already under construction or proposed in two high-profile locations: La Valanciana in Chandler and 36<sup>th</sup> and Campbell in Phoenix. These housing products have been warmly received by home buyers.

### *White Fence Estates Community*

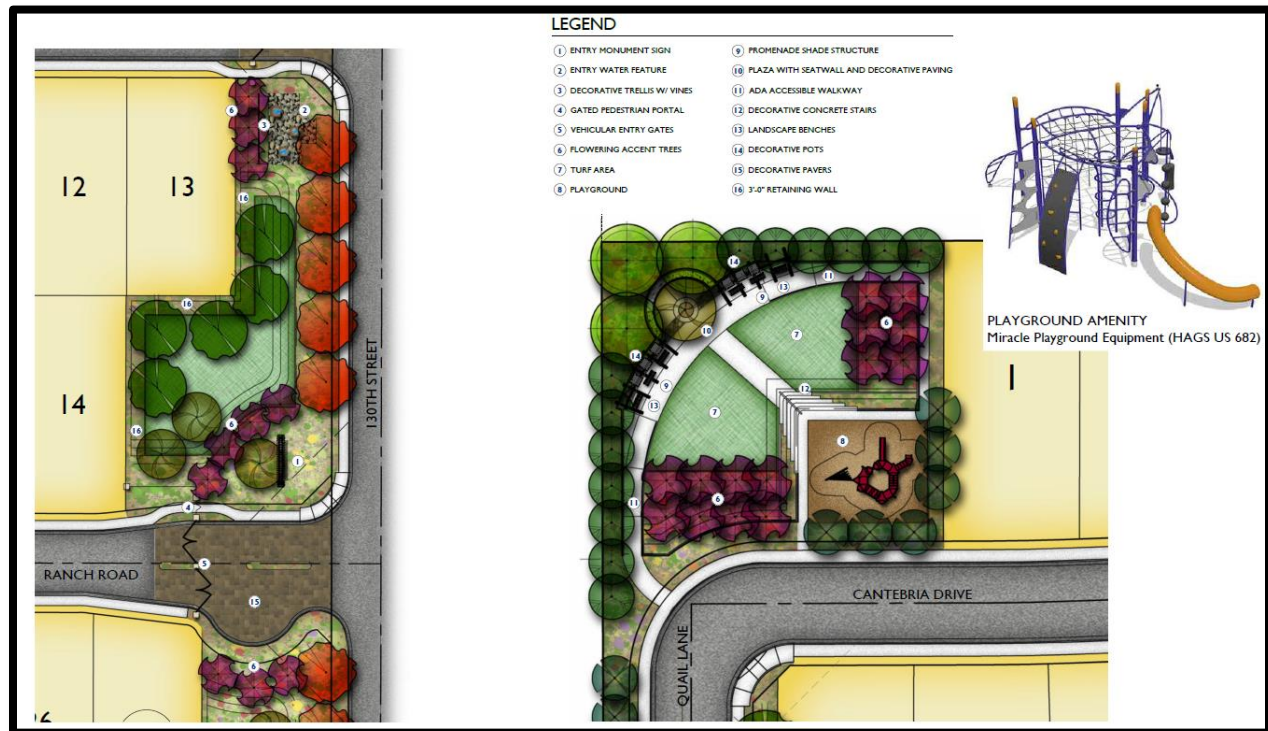
White Fence Estates will become a high-end gated enclave of 27 homes situated around a single horseshoe-shaped roadway with two gated access points onto 130<sup>th</sup> St. The lots will range in size from 6,037 to 7,182 square feet.

Landscaping in the community will be lush and professionally maintained, featuring thematic street trees and large landscaping buffers. Landscaping in residents' front yards will be included with the purchase of the home and will be professionally maintained via HOA fees and recorded access easements, which will give the community a consistent and well-manicured appearance. And as earlier noted, residents will be able to choose between various amenitized backyard packages for installation with the house itself.





Despite the site's limited size, it will feature its own small amenitized park with a playground structure in the northwest corner that will serve a dual function as an amenity for the community and a buffer to the adjacent commercial. This mini-park is in addition to the significant open space buffer off of 130<sup>th</sup> Street.



### *Responding to Market Demands – “Millennials”*

The proposed housing products of White Fence Estates will attract and respond to the demands of the ever-increasing population of homebuyers from both the baby-boomer generation (now largely empty nesters) and the millennial generation. These millennial generation buyers (“Millennials”) are currently the largest segment of home buyers<sup>3</sup> and, according to Mark Stapp, director of the Masters of Real Estate Development program at Arizona State University, will “drive the future of the Phoenix housing market.”<sup>4</sup> Stapp told attendees at a real estate presentation at ASU that “[t]he real estate industry was so busy

<sup>3</sup> 2014 National Association of Realtors Home Buyer and Seller Generational Trends, National Association of Realtors Research Division, March 2014, available for download at <http://www.realtor.org/reports/home-buyer-and-seller-generational-trends>, at 2.

<sup>4</sup> Millennials’ choices important to Phoenix housing market; The Arizona Republic; January 25, 2014; <http://www.azcentral.com/business/realestate/articles/20140125phoenix-housing-market-real-estate-millennials.html>.

trying to figure out what Baby Boomers want, we weren't prepared for the even bigger group of Millennials.”<sup>5</sup>



These sentiments were echoed by Mike Orr, real estate analysis at ASU's W.P. Carey School of Business, who stated that the recovery of the region's housing market would depend on Millennials.<sup>6</sup>

Surveys show Millennials want houses that are unique and have low-maintenance, yet highly livable, outdoor spaces. White Fence Estates will be able to meet each of these housing demands.

According to survey results, 43% of Millennials “want their living quarters to be as unique as they are—more customized and less cookie cutter.”<sup>7</sup>

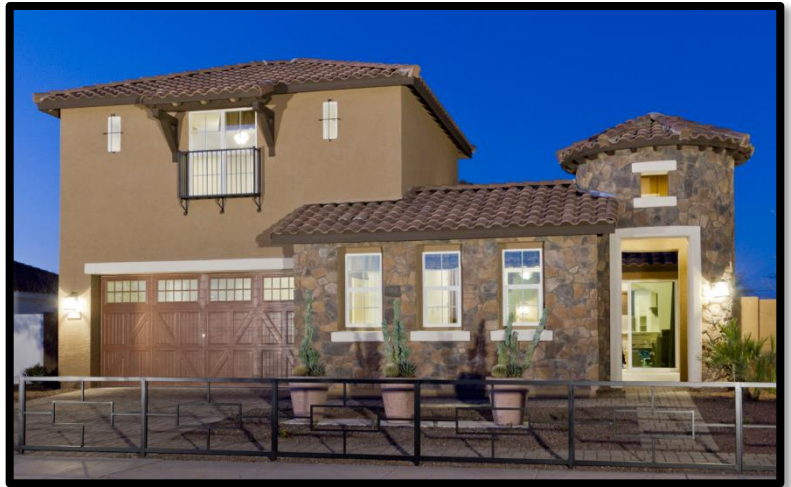
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<sup>5</sup> Id.

<sup>6</sup> Id.

<sup>7</sup> Millennials Forge Fresh Trends in Home Buying, Fox Business; April 2, 2013; <http://www.foxbusiness.com/personal-finance/2013/04/02/millennials-forge-fresh-trends-in-home-buying/>.

White Fence Estates will meet Millennials' demands with its unique home designs that incorporate contemporary use of expansive glass to connect indoor and outdoor spaces and enhance light and livability, as well as offer private interior courtyards for modern living and entertaining.





All models in White Fence Estates will feature the retractable 20'-30' glass wall that slides open to connect the great room to the outdoor patio, great for entertaining and modern families, especially with the great Arizona weather.



Millennial home buyers want outdoor spaces that are designed like living rooms, where entertaining family and friends is convenient and practical. According to the Wall Street Journal, for Millennial home buyers “[o]utdoor space is important—but please, just a place to put the grill and have some friends over. Lawn-mowing not desired.”<sup>8</sup>

Homes in White Fence Estates will have HOA-maintained front yards and reduced maintenance requirements for rear yards featuring upgraded amenities such as pools, BBQs, fire pits, open patios, hardscape, and/or turf that accommodate active living with minimal maintenance. Ryland’s partnered landscaping company will meet with home buyers to help them select various layouts of these amenities and design of the rear yards before construction of the home begins.



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<sup>8</sup> No McMansions for Millennials, Wall Street Journal Blogs; January 13, 2011; <http://blogs.wsj.com/developments/2011/01/13/no-mcmansions-for-millennials/>.



House plans in White Fence Estates will feature one and two interior courtyards equipped with fire pits and fireplaces for another outdoor living space for relaxation and family activities in a protected environment.

### *Meeting Market Demand for Baby Boomer Generation*

Although Millennials are increasing as an ever larger proportion of the home buying population, baby boomers continue to be a large and powerful segment. As they begin enjoying their retirement years, Boomers, like Millennials, are seeking homes with upgraded design and minimal maintenance.

According to the National Association of Home Builders, “The boomer generation is more active than generations past, has a more sophisticated style and wants options and choices in their homes.”<sup>9</sup> White Fence Estates will meet these market demands with its customized and upscale design options.



Boomers are also like Millennials in their desire for low-maintenance yards: “Yard work, painting, and other landscaping chores may no longer be enjoyable to aging home owners.”<sup>10</sup> Boomers moving to a new home when they retire tend to opt for maintenance-free or low-maintenance communities. With White Fence Estates professionally

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<sup>9</sup> Baby Boomers Dominate New Housing Trends; National Association of Home Builders; available at <http://www.hbrcnyc.com/ub/modules/photo/i/1490/>.

<sup>10</sup> *Id.*

maintained front yards, reduced-sized but structured backyards with hardscape, turf, fire pits, pool, BBQ options, and interior courtyards, the desired design of Baby Boomers for high-quality, relaxed living with little to no maintenance will be fulfilled.

Regarding home size, the Arizona Republic and the National Association of Home Builder's Vice President of Survey and Housing Policy Research have stated that many Boomers are looking to increase the size of their homes, not reduce.<sup>11 12</sup> This is due to various factors, but includes the Boomers' desire to have home offices. "Many, many boomers are continuing to work past the age of 65 either because they love their work, or because their retirement savings lost value in the recessions. As they transition from a traditional 9-to-5 job, however, many want home offices for flexibility."<sup>13</sup> The houses in White Fence Estates will accommodate this need by offering homes ranging in size from 2,543 to 4,610 square feet, with rooms available for home offices.



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<sup>11</sup> How to Remodel a Home to Make It Friendly for Baby Boomers; AZ Central.com; February 22, 2013; <http://www.azcentral.com/home/articles/20130213home-remodel-elderly-baby-boomer.html>.

<sup>12</sup> Agents Beware: Don't Ignore the Baby Boomer Market; RealEstate.com; February 20, 2013; <http://www.realestate.com/advice/agents-beware-dont-ignore-the-baby-boomer-market-74464/>.

<sup>13</sup> Baby Boomers Dominate New Housing Trends; <http://www.abrazohomes.com/about/blog/abrazo-news-blog/2014/baby-boomers-dominate-new-housing-trends/>

Moreover, not only will all the houses in White Fence Estates be well-sized, but Ryland will also offer two single-story homes with up to 2,595 and 2,302 livable square feet, respectively.



This meets yet another demand of Boomers in the market: “NAHB data shows that 73 percent of buyers aged 55 and up don’t want a second-floor master suite. Boomers wishing to save their joints and avoid stairs have helped fuel this trend.”<sup>14</sup>

#### *Reception of White Fence Estates*

During the prior rezoning process, Ryland and its representatives met with area neighbors and presented the housing products, lot sizes, and neighborhood styling and amenities described in this narrative. There was general agreement with Town officials and neighbors that White Fence Estates was a good use of this small infill parcel.

For example, in its report, planning staff wrote, “We think this is a very fine plan for an infill parcel that balances the interests of everyone and will result in a small enclave of homes that will be an asset to the area.”

Ryland simply wants to deliver the quality enclave neighborhood that it represented to everyone in the SF-6 case.

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<sup>14</sup> *Id.*

### Development Standards

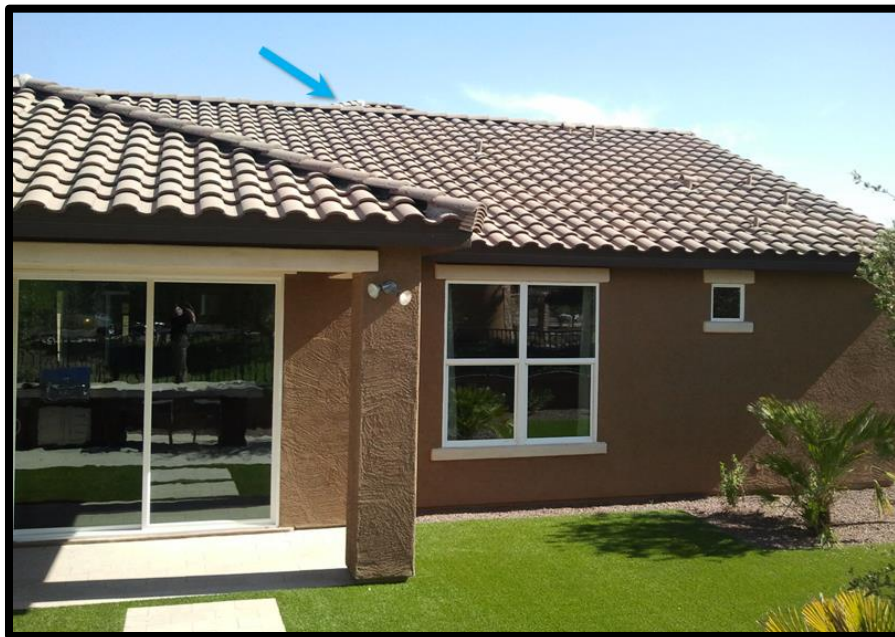
The proposed set of SF-D PAD standards that Ryland is seeking in this application fall in between the standards of SF-6 and SF-D, but do not exceed those of SF-D in any respect. By seeking SF-D PAD rather than straight SF-D zoning, Ryland is providing the Town and the neighbors with the security of knowing that the customized standards to be used in the development of White Fence Estates will be those stated in this narrative. The dark grey boxes below indicate the few standards that will actually exceed those otherwise allowed in SF-6. In other words, the SF-D PAD standards being requested now only differ from the existing approved SF-6 standards as to certain setbacks and lot coverage.

	SF-6 Standards	Proposed SF-D PAD Standards	SF-D Standards
Minimum Lot Area (sq. ft. per d.u.)	6,000	6,037	3,000
Minimum Lot Dimensions (ft.)			
Width	55'	55'	N/A
Depth	100'	110'	N/A
Maximum Height (ft.) / Stories	30/2	30/2	36/3
Minimum Building Setbacks (ft.)			
Front	20'	10' (livable area) 20' (front loaded garage)	10'
Side	5' & 10'	5' & 5' (10 total)	0' & 5'
Rear	20'	15'	10'
Maximum Lot Coverage (%)			
One Story	45% (up to 5% more for open air accessory structures)	55%	60%
Two Story	40% (up to 5% more for open air accessory structures)	50%	50%

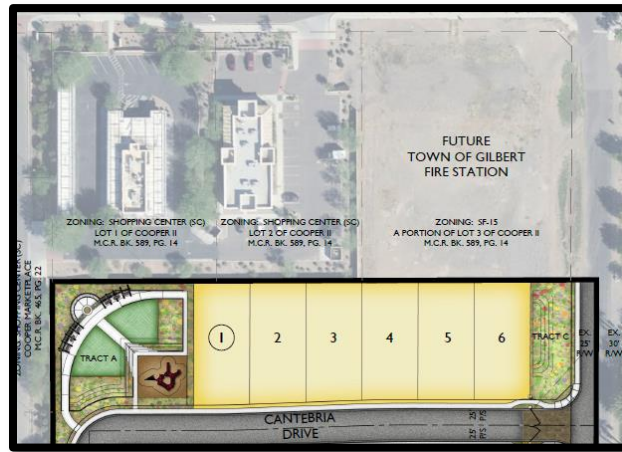


As stated earlier, because the lots along the northern boundary are adjacent to commercial uses and a future fire station, by code they must be restricted to single-story. As part of this PAD request, Ryland seeks permission to build its 216 model on these lots, which has only a small second-level element over the garage at the front of the house and would not overlook the commercial or fire station uses.

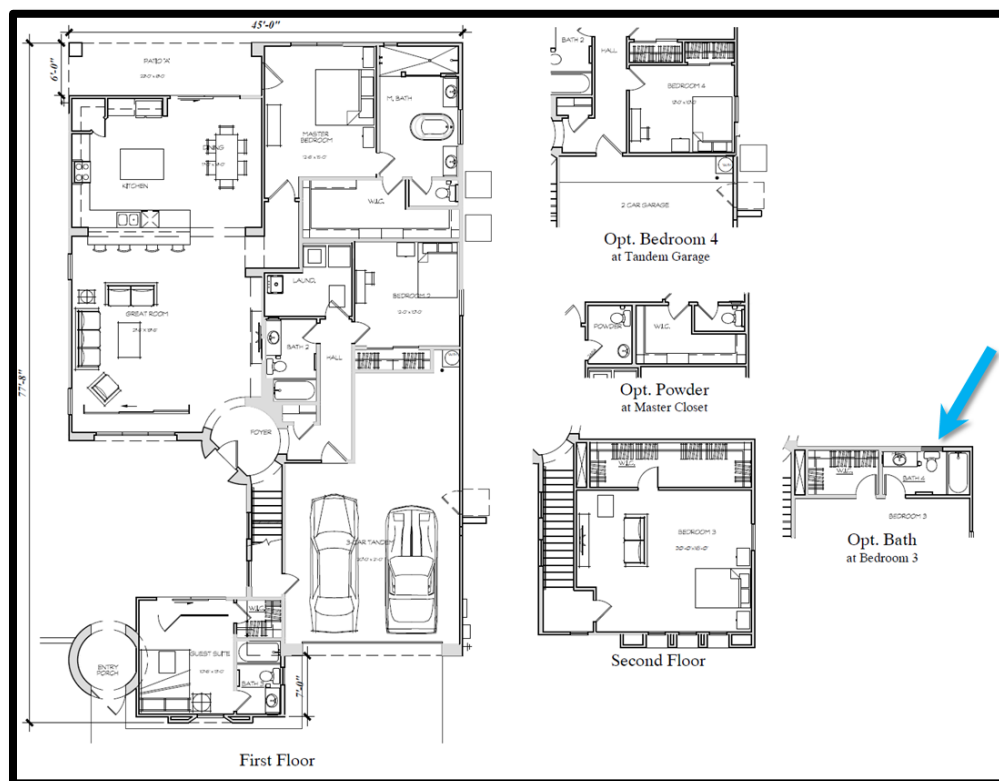
From the backside of the 216 model, looking toward the front of the house, even the top of roof of the two-story element is barely visible.



Accordingly, on the northern row of lots in White Fence Estates, where homes will face to the south, the location and limited size of the 216's two-story component will make it nearly invisible from the commercial and future fire station.



Moreover, in the 216 plan, the only second-story window that faces toward the rear of the house is a view-story window in the optional second-story bathroom, which is above eye level.



Thus, residents of the 216 will not overlook the commercial or future fire station to the north, or vice versa. Correspondingly, the activities of those commercial and public uses will not affect livability of the homes on lots 1-6. Given the unique design of model 216 and lack of any impact to or from the commercial activities, we seek permission through this PAD to allow model 216 to be placed on one or more of these northern lots.

### *Justification for Rezoning Request*

The central justification for this rezoning request has been stated throughout this narrative: without SF-D PAD zoning, the White Fence Estates community as previously presented to neighbors, staff, Commission, and Council, cannot come to pass. Specifically, SF-6's lot coverage and internal setback requirements make the project impossible.

In developments where home sizes can be reduced or where lot sizes can be increased, SF-6's lot coverage and set back requirements would be manageable. But to make White Fence Estates economically feasible on *this* site, neither of those two options is feasible.

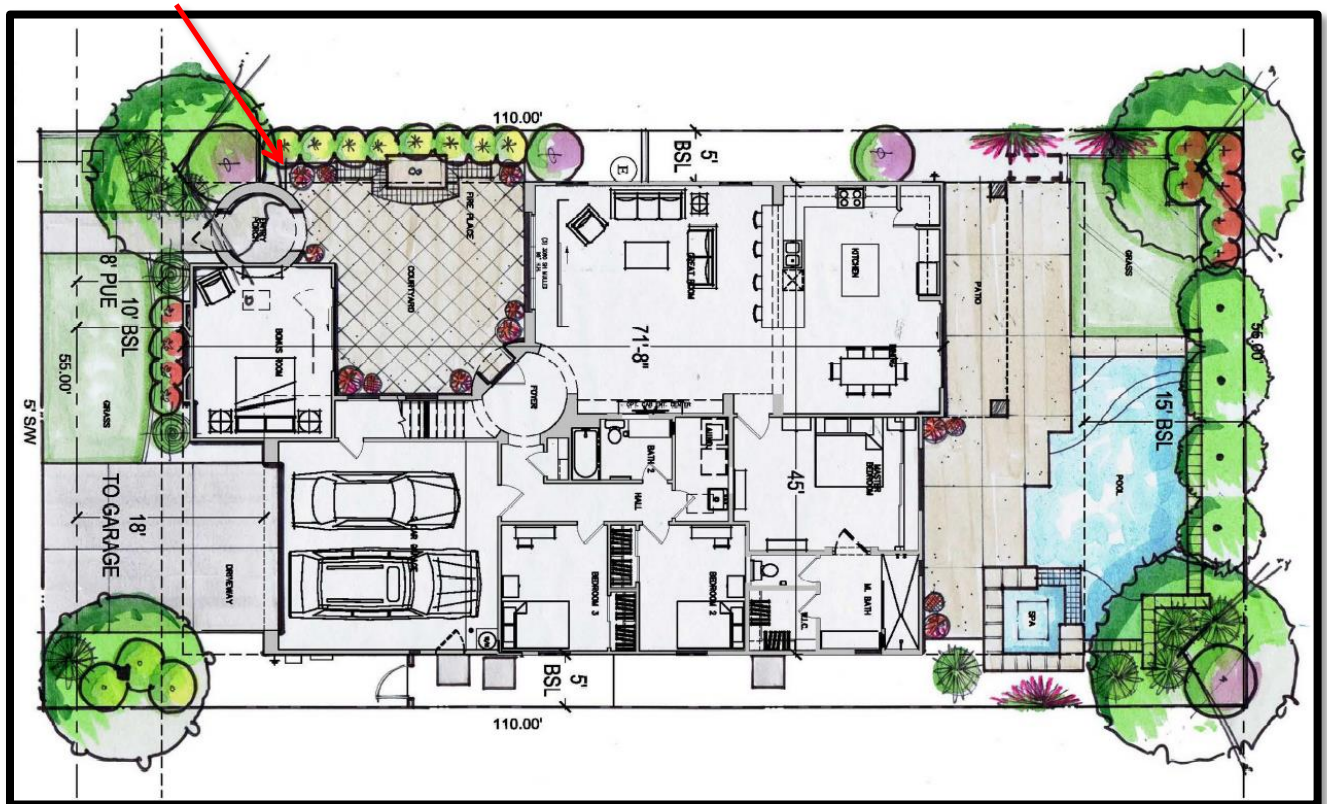
The parcel is only 6.8 acres; it only has access to one street, which is not a major arterial; it is surrounded by commercial on the west, northwest and north, which must be buffered; it will be adjacent to a new fire station; and it is across the street from low density residential, which must also be buffered. These limitations constrain development options.

To make such a project possible, any housing development would need a maximum amount of lots available for development and high-priced homes on each lot. White Fence Estates not only does this, but it does it in a way that provides an upgraded living option for area residents, meets markets demands, and offers housing diversity to the area.

In a standard suburban subdivision, reduced rear yards may not be needed or desirable. But with the housing plans Ryland proposes to build in this small infill setting, reduced yards will be a bonus for the home buyers White Fence Estates seeks to attract. Millennials and Baby Boomers want outdoor spaces that are structured, useable, and easy to maintain.



Rather than focus on large front yards with only a passive value, White Fence Estates will be installing attractive but smaller front yards that will be maintained by the HOA. Then they are focusing attention on useable spaces such as porches, interior courtyards, three-car garages, additional bedroom/bonus room, and structured and amenitized rear yards. For example, below is the Plan 216 that features a private 480-square-foot courtyard with built-in fireplace.



By reducing the overall size of the front yards, each of White Fence Estates' house plans will advance the livable area of the house on the lot while recessing the garage doors to eliminate the typical garage dominant theme. This is consistent with the Town's design standards.

Additionally, in contrast to expansive rear yards full of grass that must be mowed and maintained, White Fence Estates provides classy, low-maintenance rear yards with pools, BBQs, fire pits, patios, hardscape and/or turf that become an extension of the indoor living room when the wall of glass is retracted into the wall.



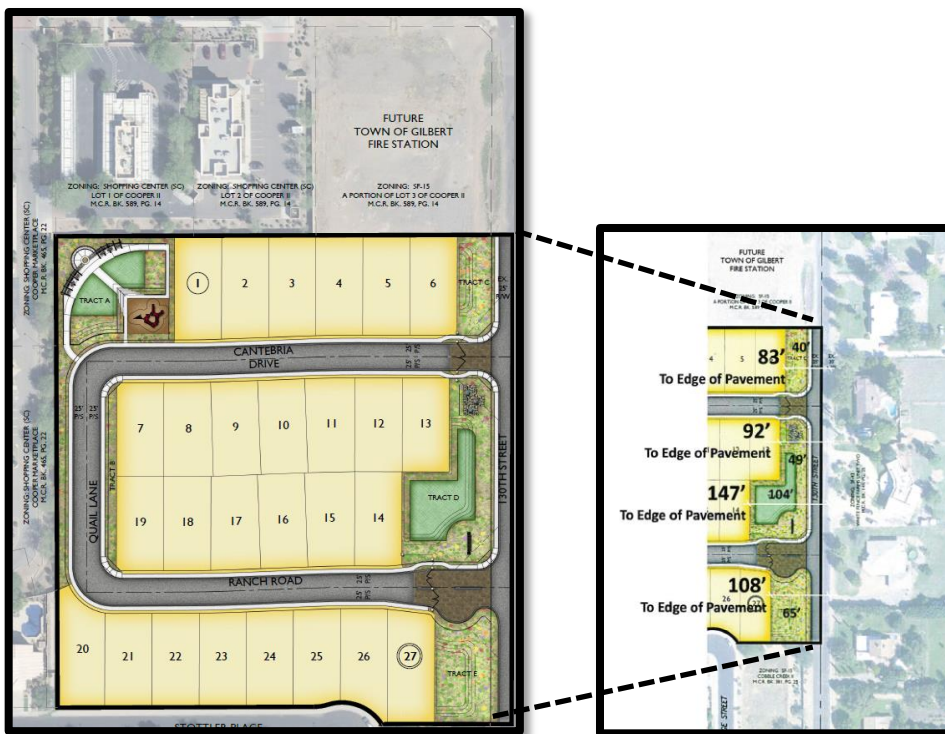
This design effectively doubles the square footage of the backyard and patio by connecting the living room with outdoor amenities of the rear yards. In White Fence Estates, residents will have the option of relaxing, inside and outside.



Ryland is not seeking SF-D PAD so it can squeeze cookie-cutter homes onto small lots. Instead, it is seeking SF-D PAD to have the flexibility to develop unique houses in a gated enclave community that meet market demands, provide upgraded options to step-up buyers in the surrounding area, make possible the development of a small infill parcel that has sat vacant for over a decade, and that were well received by the Town and neighbors.

### Buffers and Setbacks

White Fence Estates will feature the generous buffers and perimeter setbacks throughout the property shown in the original approval for SF-6. No reduction in these buffers is being proposed with this case. The entire eastern side of the development will maintain large setbacks (from 40 feet to 104 feet) and will contain a significant landscaping buffer that will range from 104 feet at its widest to 40 feet at the top and 65 feet at the bottom. Additionally, the eastern perimeter wall will have a decorative design. All this will be done to protect the existing housing to the east, which fronts onto 130<sup>th</sup> St. In its report to the Town Council during the prior application, Staff felt “the proposed subdivision will enhance the area by providing a wide open space along the frontage to mitigate any impact on the less intense zoning district on the east side of the street.” Town Council Staff Report, 9.5.13, at 4.



Per Gilbert’s Land Development Code, all lots along the northern property line (lots 1-6) will contain only single story homes.



Other buffers (i.e. landscape, roadway, and open space) will be placed on the western and northwestern property lines to further buffer this enclave neighborhood from the adjacent commercial uses.



### Access

The southern access point to this community will be the only full access with entry and egress lanes, and it will feature the attractive wrought iron and stone design shown in the previous zoning materials. The northern access point will be an exit only.



During the earlier rezoning process, staff noted in its report that a gated community was appropriate for this small enclave of homes:

Staff usually is not supportive of gated residential communities due to the physical interruption among developments and lack of continuity; however, this infill piece has built out communities all around that do not allow for connectivity with this parcel. In this particular case, staff

is not opposed to the creation of a gated residential enclave. Planning Comm. Staff Report, 8.7.13, at 4.

### Utility Services

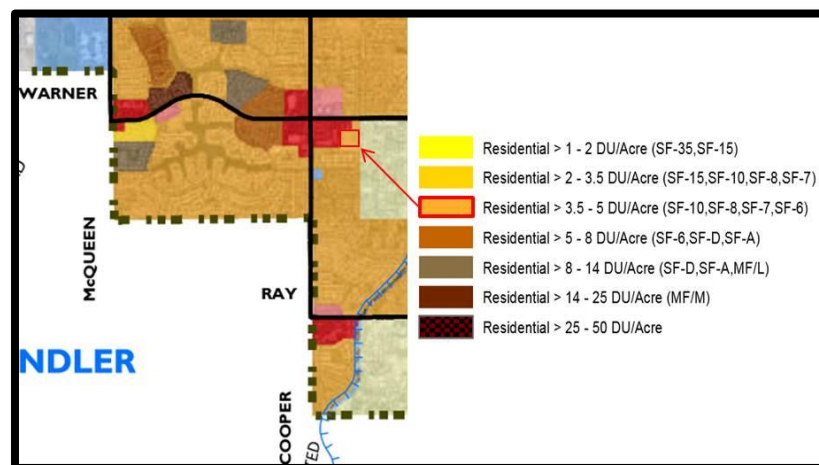
Emergency service (police and fire) will be provided by the Town of Gilbert. A fire station is planned for the parcel located directly to the north at the southwest corner of Warner Road and 130th Street. This rezoning request will not adversely affect the ability of the Town to provide municipal services. Similarly, it will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities.

The site will be served by the Town of Gilbert via an existing sewer line in 130th St. That line is currently being replaced. The Town recently noticed that the new line will not have any provisions to enable the five (5) existing properties on the east side of 130th St. to connect to it. The Town contacted Ryland to request assistance installing a wye at the sewer main for each lot to enable these lots to tie-in to this sewer line should they desire, and Ryland agreed.

### White Fence Estates Implements the General Plan

The General Plan Land Use Map designates this area as Residential with a density range of 3.5-5. With a density of 4 du/ac, White Fence Estates and this zoning request conform to the General Plan's Land Use Map.

The proposed development plan with this rezoning application ensures a natural transition between the non-residential uses adjacent to the west and the large lot single-family residential adjacent to the east. Additional open space areas have been incorporated along the east boundary of the site to provide a natural transition and buffer to existing residential to the east.





In addition to the designation found on the Land Use Map, White Fence Estates and its SF-D PAD zoning will implement the Town's General Plan in many other ways.

- “Promote the development of a broad variety of new housing types” (Ch. 8; Policy 4.1): White Fence Estates would increase the variety of housing in the area and would give an opportunity for residents already living in the area to upgrade to a larger, higher valued home (with additional square footage, amenitized outdoor spaces, and less yard maintenance) without having to leave the area and the schools and churches they like.
- “Maintain a balance of housing types” (Ch. 2; Policy 1.1): The upscale housing proposed in White Fence Estates will balance the area's large supply of starter homes.
- “Create neighborhoods with an identity that complement Gilbert's heritage and connect to the broader community.” (Ch. 2; Policy 1.2): As noted earlier, White Fence Estates will be a small enclave of 27 beautiful homes surrounded by lush landscaping that will attract homeowners across generations. Ryland anticipates that these conditions will foster close-knit relationships.
- “Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels” (Ch. 2; Policy 1.3): White Fence Estates will satisfy housing desires of Millennial and retired Baby Boomer generations. It will attract those buyers as they are looking for an ungraded housing experience with minimal outdoor maintenance.
- “Encourage landscape buffers between existing developed areas and new development.” (Ch. 2; Policy 2.1): The entire east side of the development will maintain large perimeter setbacks (from 40 feet to 104 feet) and will feature significant landscaping and a decorative perimeter wall. Other landscaping buffers will be placed on the western and northwestern edges to buffer the development from the neighboring commercial.
- “Where non-residential is adjacent to residential encourage an appropriate transition of open space.” (Ch. 2; Policy 2.2): Existing commercial uses exist to the west, northwest, and north. Despite the small size of the parcel, White Fence Estates will create the following buffer transitions: a 74 ft. buffer (consisting of landscaping and internal roadway) along the western property line and a tot lot in the northwest corner.
- “Promote infill development” (Ch. 8 Goal 1.0): During the 2013 Town Council meeting at which the prior rezoning request was granted, Councilmember Daniels

said “this is a great use without Warner Road access and this might be the best use for an infill property.” Mtg. Minutes, Gilbert Town Council, 9.5.13, at 11.

- “Encourage developers to establish neighborhood identity by developing unique entry features and design themes for each project.” (Chapter 6, Policy 3.1): White Fence Estates will contain a unique gated entry feature with a design aesthetic that will run through the entire community.



## CONCLUSION

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White Fence Estates promises to be a high-quality project that makes exceptional use of this approximately 6.81-acre parcel without direct access to Warner Road and surrounded on all sides by existing development. During the prior zoning application, which resulted in the current SF-6 zoning, Staff and Council reviewed and approved the community Ryland wants to develop here. Unfortunately, an oversight occurred when the application was changed during the process that now makes the creation of that upscale development no longer possible. The sole reason for this rezoning request is to obtain the zoning classification of SF-D PAD, which is necessary to make White Fence Estates a reality and which, as designed, will be more restrictive than the straight SF-D zoning district standards.